

# T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT (MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 07/27/2021 GF No. \_\_\_\_\_

Name of Affiant(s): Bradley James McClure and Joan McClure

Address of Affiant: 2811 Blue Mist Bend, Fulshear TX 77423

Description of Property: JORDAN RANCH SEC 14, BLOCK 1, LOT 20

County Fort Bend, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since May 1, 2019 there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

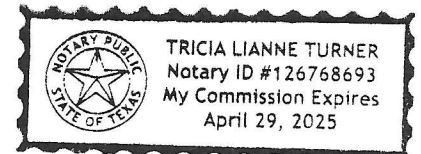
EXCEPT for the following (If None, Insert "None" Below): None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Authentisign BR  
 Authentisign  
Bradley James McClure  
 Authentisign  
Joan McClure  
 Authentisign  
 7/27/2021 3:48:51 PM CDT

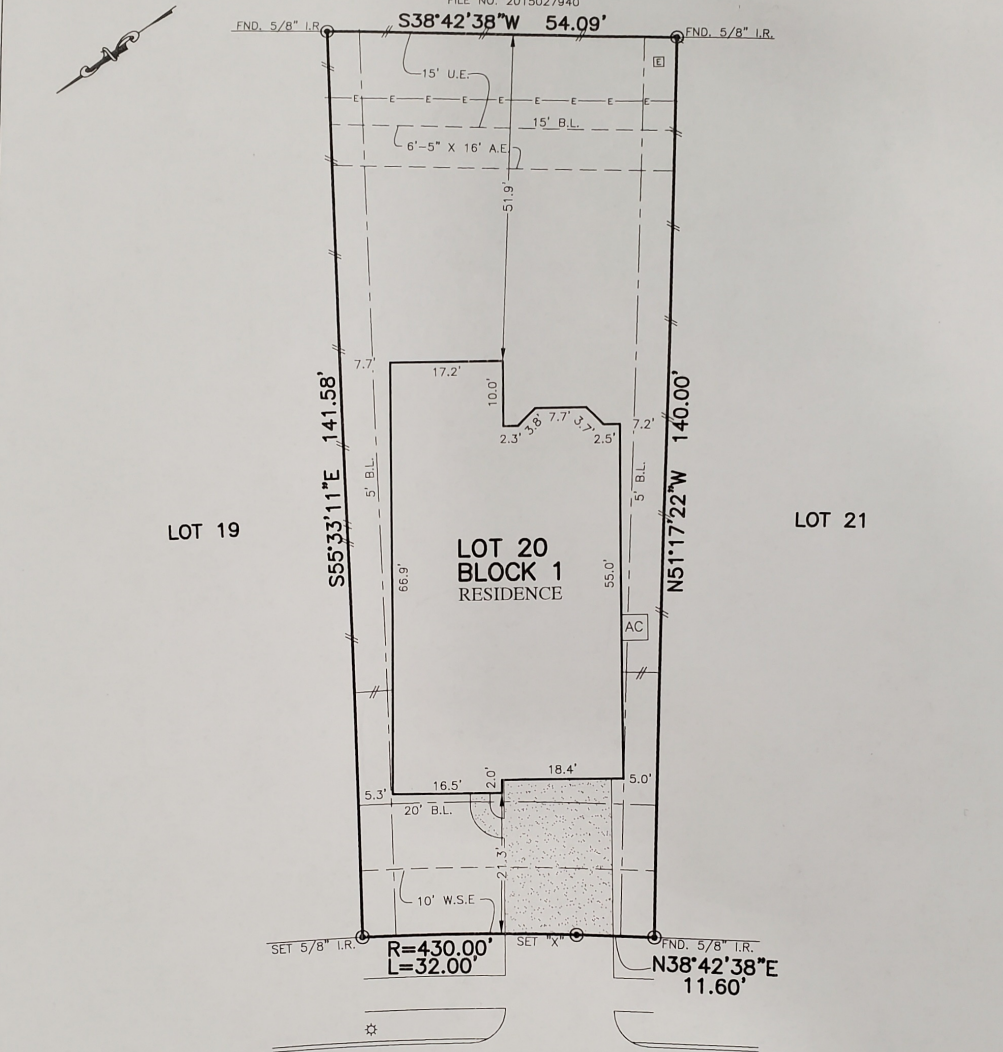
SWORN AND SUBSCRIBED this 27 day of July, 2021.

Notary Public  
(TXR 1907) 02-01-2010



	PLATWORK PROPERTY LINE BUILDING LINE EASEMENT WOODEN FENCE WROUGHT IRON FENCE CHAIN LINK FENCE OVERHEAD ELECTRIC	B.L. BUILDING LINE G.B.L. GARAGE BUILDING LINE (B.G.) BUILDER GUIDELINES F.F. FINISHED FLOOR EXT. EXTENDED R.O.W. RIGHT-OF-WAY T.O.F. TOP OF FORM ELEV. ELEVATION	U.E. UTILITY EASEMENT W.S.E. WATER SEWER EASEMENT S.S.E. SANITARY SEWER EASEMENT S.T.M.S.E. STORM SEWER EASEMENT P.A.E. PRIVATE ACCESS EASEMENT P.U.E. PRIVATE UTILITY EASEMENT P.V.T. PRIVATE F.N.D. FOUND I.R. IRON ROD I.P. IRON PIPE	A.E. AERIAL EASEMENT D.E. DRAINAGE EASEMENT E.E. ELECTRIC EASEMENT W.V. WATER VALVE F.H. FIRE HYDRANT M. MONUMENT P. POWER POLE	L.P. LIGHT POLE E.B. ELECTRIC BOX F.O. FIBER OPTIC T.P. TELEPHONE PEDESTAL G.M. GAS METER C.P. CABLE PEDESTAL W.M. WATER METER G.V.A. GUY ANCHOR	M. MANHOLE G.D. GRATE DRAIN P.M.T. PAD MOUNTED TRANSFORMER M.I. MANHOLE & INLET
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CALLED 1352.43 ACRES  
FILE NO. 2015027940



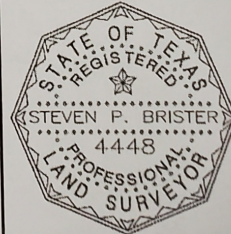
2811  
BLUE MIST BEND  
(60' R.O.W.)

PLAT OF SURVEY  
SCALE: 1" = 20'

- NOTES:  
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.  
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.  
 3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY NORTH AMERICAN TITLE INSURANCE Co. UNDER G.F. No. 114628-000665.  
 4. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 2017113190.

FOR: BRADLEY MCCLURE  
 JOAN MCCLURE  
 ADDRESS: 2811 BLUE MIST BEND  
 ALLPOINTS JOB#: LH170077 BY: BM  
 G.F.: 114628-000665  
 JOB:

LOT 20, BLOCK 1,  
 JORDAN RANCH, SECTION 14,  
 PLAT NO. 20170222, PLAT RECORDS  
 FORT BEND COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 1ST DAY OF MAY, 2019.

*Steven P. Brister*

FLOOD ZONE: X  
 COMMUNITY PANEL:  
 48157C0020L/48157C0085L  
 EFFECTIVE DATE: 4/2/2014  
 LOMR: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR INACCURATE DETERMINATION.

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