

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

Date: 9/7/2021

GF No. _____

Name of Affiant(s): CHARLES GLEN CROCKER ; MARTHA ELLEN CROCKER

Address of Affiant: 2719 GRAY MOSS CT. SUGAR LAND, TEXAS 77478

Description of Property: RESIDENTIAL HOME AT LOT 33, BLOCK 2, MAGNOLIA PLANTATION, SEC 1
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 JUNE 20, 2000 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): Playfort and wooddecking removed 2021

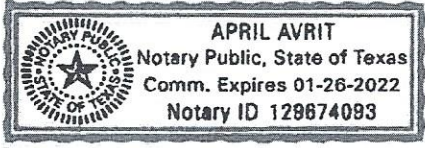
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

x Charles Glen Crocker
x Martha Ellen Crocker

SWORN AND SUBSCRIBED this 9 day of September, 2021

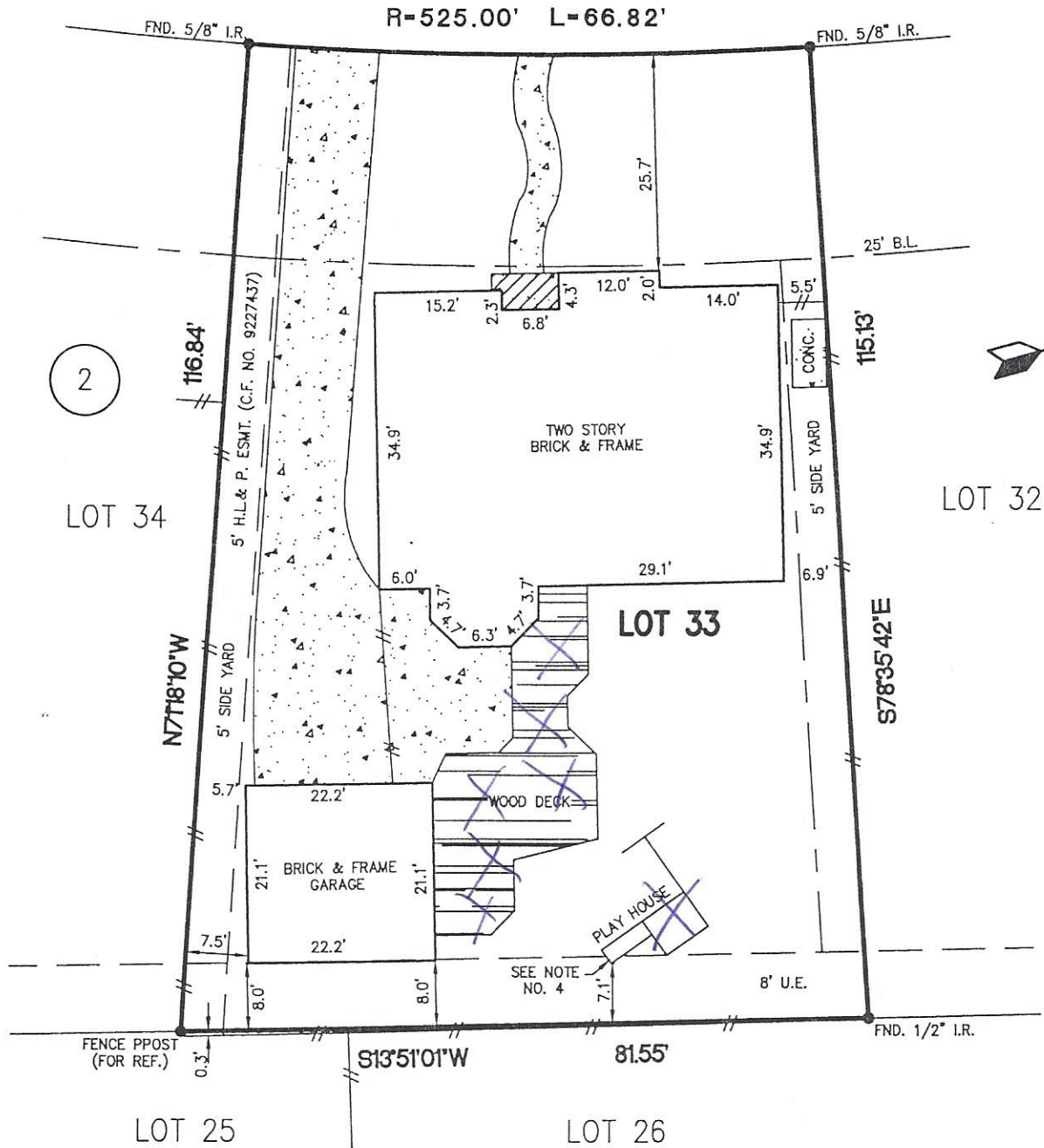
April Avrit
Notary Public



(TAR- 1907) 02-01-2010
PEOPLES PROPERTIES, 3350 HWY 6 # 407 Sugar Land, TX 77478
Phone: 281.980.3322 Fax: 281.980.3365 Suzette Peoples

GRAY MOSS COURT

(50' R.O.W.)



Zana Johnson
6-19-00

NOTES:

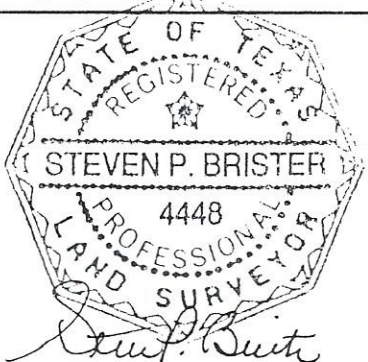
- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY HOUSTON TITLE CO. UNDER G.F. NO. 00050412.
- 2.) H.L.& P. AGREEMENT IN C.F. NO. 9215646.
- 3.) CATV. AGREEMENT IN VOL. 1107, PG. 869 AND VOL. 1903, PG. 1722 F.B.C.D.R.
- 4.) PLAY HOUSE INTO THE 8' ESMT. AS SHOWN.
- 5.) SUBJECT TO THE ZONING ORDINANCES BY THE CITY OF SUGAR LAND, TEXAS

- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

LOT: 33		BLOCK: 2	SUBDIVISION: MAGNOLIA PLANTATION		SECTION: 1 (FIRST COLONY)
COUNTY: FORT BEND,	STATE: TEXAS	RECORDATION: SLIDE NOS. 1146B & 1147A, F.B.C.P.R.	SURVEY: -		SCALE: 1"=20'
PURCHASER: ZANA JOHNSON, GLEN CROCKER AND ELLEN CROCKER			DRAFTING: 06-05-00/MIKE	KEY MAP: 609-A	
ADDRESS: 2719 GRAY MOSS COURT, SUGAR LAND, TEXAS					



ALLTEX REALTY SERVICES
REAL ESTATE SURVEY DIVISION
9610 LONGPOINT, SUITE 150
HOUSTON, TEXAS 77055
TEL: (713) 468-7707



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON IS CORRECT AND THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN

* SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA ZONE "X" AS PER MAP 480234 PANEL 0255 J DATED: 01-03-97

* This information is based on graphic plotting only. We do not assume responsibility for exact determination.

MORT. CO.	RMC VANGUARD MTG.
TITLE CO.	HOUSTON TITLE CO.
G.F. No.	00050412
JOB No.	00-28516