

Scale: 1" = 20.0'

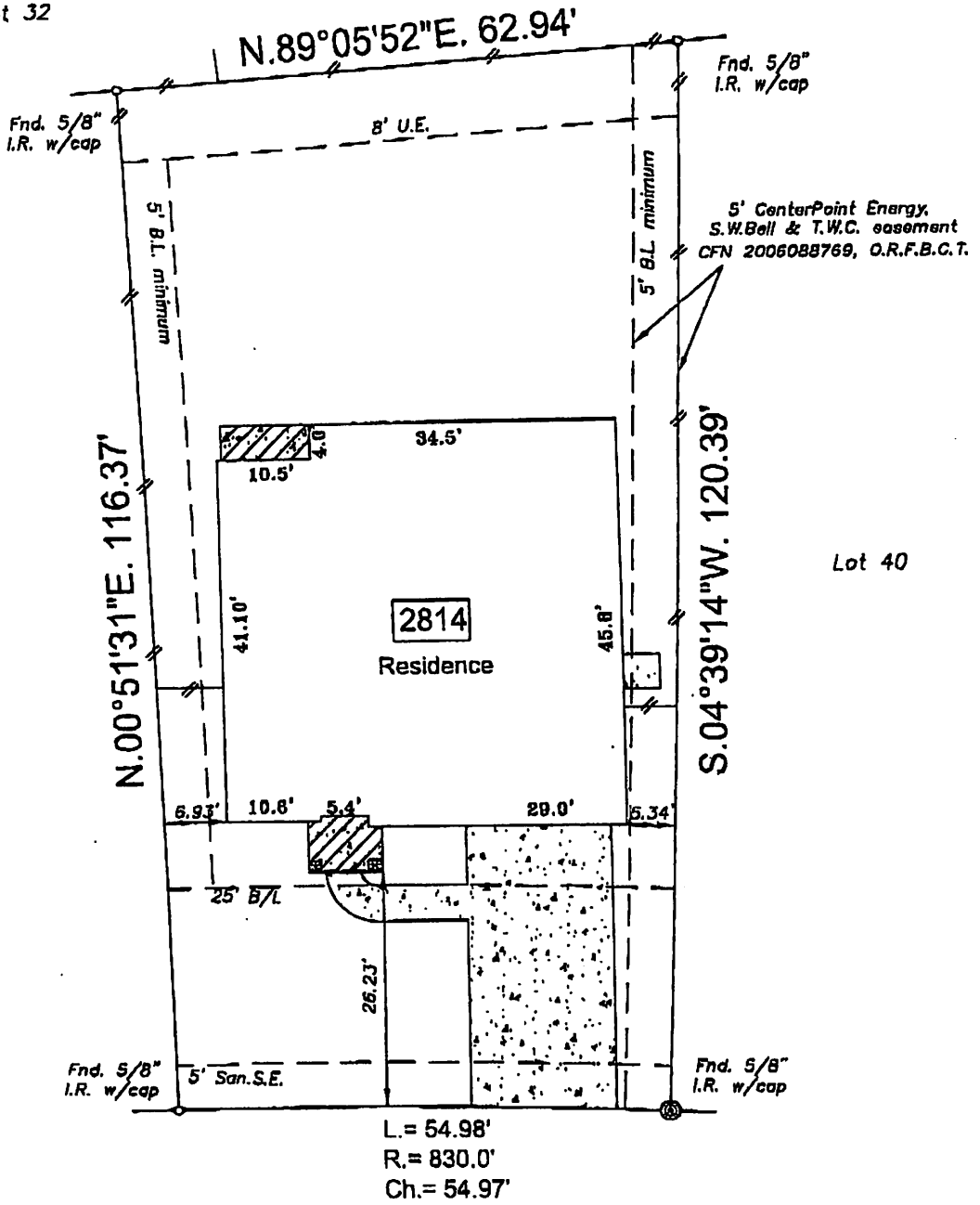
Lot 31

Lot 32

Lot 38

Lot 40

- Note:
- B.L. - Building Line
  - San.S.E. - Sanitary Sewer easement
  - Stm.S.E. - Storm Sewer easement
  - U.E. - Utility easement
  - R.O.W. - Right of Way
  - I.R. - Iron Rod
  - I.R. w/cap - Iron rod with plastic cap
  - Wood fence
  - Iron fence
  - Chain link fence
- Curves:
- L = Length
  - R = Radius
  - Ch. = Chord length



**Garden Stream Court  
(60.0' R.O.W.)**

In accordance with FEMA Community Panel #'s 48157C0210-J & 48157C0230-J revised January 3, 1997 this property lies in Zone "X" & shaded Zone "X". (per recorded plat) Inherent inaccuracies of FEMA or flood control maps preclude a surveyor from certifying to the accuracy of potential flooding locations based on such maps. Surveyor is not liable for any flooding that may ever occur on this property.

- Bearings based on recorded plat
- Surveyor did not abstract property
- Property subject to all deed restrictions and restrictive covenants recorded or unrecorded including those stated in Schedule B Title Report
- CenterPoint Energy agreement CFN 2006052611, O.R.F.B.C.
- CenterPoint Blanket Esmt. CFN 2004135647, O.R.F.B.C.
- indicates Controlling Monument



I hereby state that this survey was made on the ground under my supervision on July 10, 2007 and that this plat represents the circumstances at the time of the survey.

*Andrew C. Sherman* 7-11-07  
 Andrew C. Sherman, R.P.L.S. No. 5327 Date

LOT: 39	BLOCK: 2	SUBDIVISION: River's Edge	SECTION: 6
RECORDATION: Plat number 20060138 of the plat records			
ADDRESS: 2814 Garden Stream Court Richmond, Texas		COUNTY: Fort Bend	
PURCHASER: Ryan Winters & Robin Winters		TITLE COMPANY: Priority Title	G.F. # 06303385
<b>SSC</b>		<b>SOUTHWEST SURVEYING CO.</b> 11847 MEADOW TRAIL LANE MEADOWS PLACE, TEXAS 77477 (281) 568-3989 FAX (281) 584-3082	
		DRAWN BY: tgs DRAWING NO.: 07110711	

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

Date: 10-8-21 GF No. \_\_\_\_\_

Name of Affiant(s): RYAN WINTERS

Address of Affiant: 2814 Garden Stream Ct, Richmond, TX 77406-3670

Description of Property: Rivers Edge Sec 6, Block 2, Lot 39  
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.

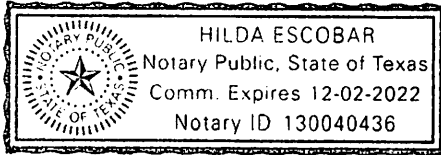
4. To the best of our actual knowledge and belief, since July 18, 2007 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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.

[Signature]  
\_\_\_\_\_



SWORN AND SUBSCRIBED this 8 day of October, 2021  
[Signature]  
Notary Public