

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

Date: October 9, 2021

GF No. _____

Name of Affiant(s): James and Wendy Gray

Address of Affiant: 100 Brazos Ct. Richwood TX 77531

Description of Property: _____

County Brazoria, 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 _____, 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 7, 2014 there have been no:

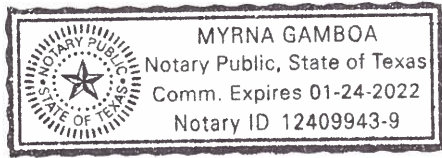
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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:) Property was Located in Zone "X" when Purchased. According to <https://msc.fema.gov/portal/search?AddressQuery=100%20brazos%20ct%2C%20richwood#searchresultsanchor>, the property is now in Zone "AE"; Concrete Sidewalks were Added, Cover for Back Patio was Added . And extended back patio.

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.

James Gray
Wendy Gray



SWORN AND SUBSCRIBED this 12th day of October, 2021

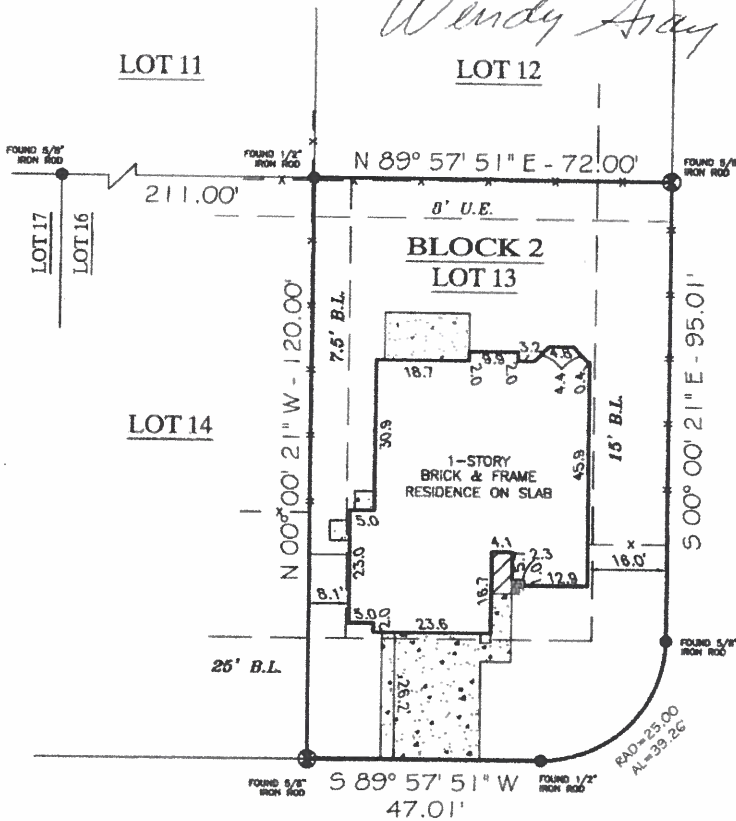
Myrna Gamboa
Notary Public



PO BOX 3344, LAKE JACKSON, TX 77566 (979) 299-3373

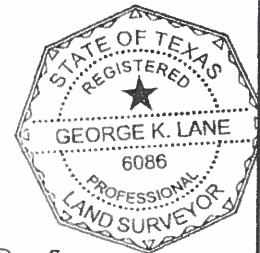
Surveying & Mapping, LLC

James Gray
Wendy Gray



BRAZOS CROSSING
(60' R.O.W., CCFN: 2007-001249, O.R.B.C.)

BRAZOS COURT
(60' R.O.W., CCFN: 2007-001249, O.R.B.C.)



LOT 13, BLOCK 2
BRAZOS CROSSING S/D, SEC. 1

COMMUNITY NO: 485502, PANEL NO: 0610, SUFFIX: H, ZONE: *X, BASE: N/A, MAP REVISED: 6/5/88

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown. *SHADED ZONE "X"

NOTES:
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: RICHHOOD
1) EASEMENT PER CCFN: 2007-021275, O.R.B.C. IS CONGRUENT WITH U.E.'S SHOWN HEREON.
2) BUILDING SETBACK LINES PER PLAT
3) BRONAGE EASEMENT PER VOL. 770, PG. 302, D.R.B.C. DOES NOT APPLY

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: STEWART TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. 130929727 DATED: 01/30/2014

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: STEWART TITLE
This is to certify that I have made an on the ground survey of the property located at:
100 BRAZOS COURT IN THE CITY OF RICHHOOD, TEXAS.
Lot 13, Block 2, Brazos Crossing Section 1, Replat No. 1, according to the recorded or plat thereof recorded under Clerk's File No. 2007001249 of the Official Records of Brazos County, Texas.

Borrower(s):
JAMES GRAY
WENDY GRAY

Drawn by: FJS
Job No.: 2014-0497
Request: STEWART TITLE
Book No: 14FP067
Scale: 1" = 30'
Date: 05/07/2014

LEGEND

	ASPHALT		CHAIN-LINK		U.E. UTILITY EASEMENT
	COVERED		WOOD FENCE		A.E. AERIAL EASEMENT
	CONCRETE		IRON FENCE		B.L. BUILDING LINE
			IRON PIPE FND.		R.O.W. RIGHT-OF-WAY
			IRON ROD FND.		I.P. IRON PIPE
			FND.		FND.

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086