

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

Date: 5/1/2022 GF No. _____

Name of Affiant(s): CHARLES L. COTTON AND SUMMER L. COTTON

Address of Affiant: 4603 LEA LANE, RICHMOND, TX 77406

Description of Property: LOT 0075, RAND AND PENN

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.")

n/a

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 6, 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.

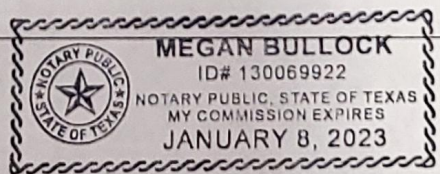
EXCEPT for the following (If None, Insert "None" Below): 11'x24' Storage Shed

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.

Charles L. Cotton
Summer L. Cotton

SWORN AND SUBSCRIBED this 20 day of May, 2022
Megan Bullock
Notary Public



(TXR-1907) 02-01-2010

IN WITNESS WHEREOF, I, the Surveyor, have hereunto set my hand and seal of office at Houston, Texas, this 11th day of April, 2007.

DAVID RANDOLPH, Surveyor

BY: JERRY ALLEN, Licensed Surveyor

TITLE: CEN. EMBANK. TITLE (DAVID RANDOLPH)

OF NO. 121575408

UNDER: BOND NO. 121575408

NOTES:
 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE DATE RECORDED IN FORT BEND COUNTY CLERK'S FILE NUMBER 2007052556.

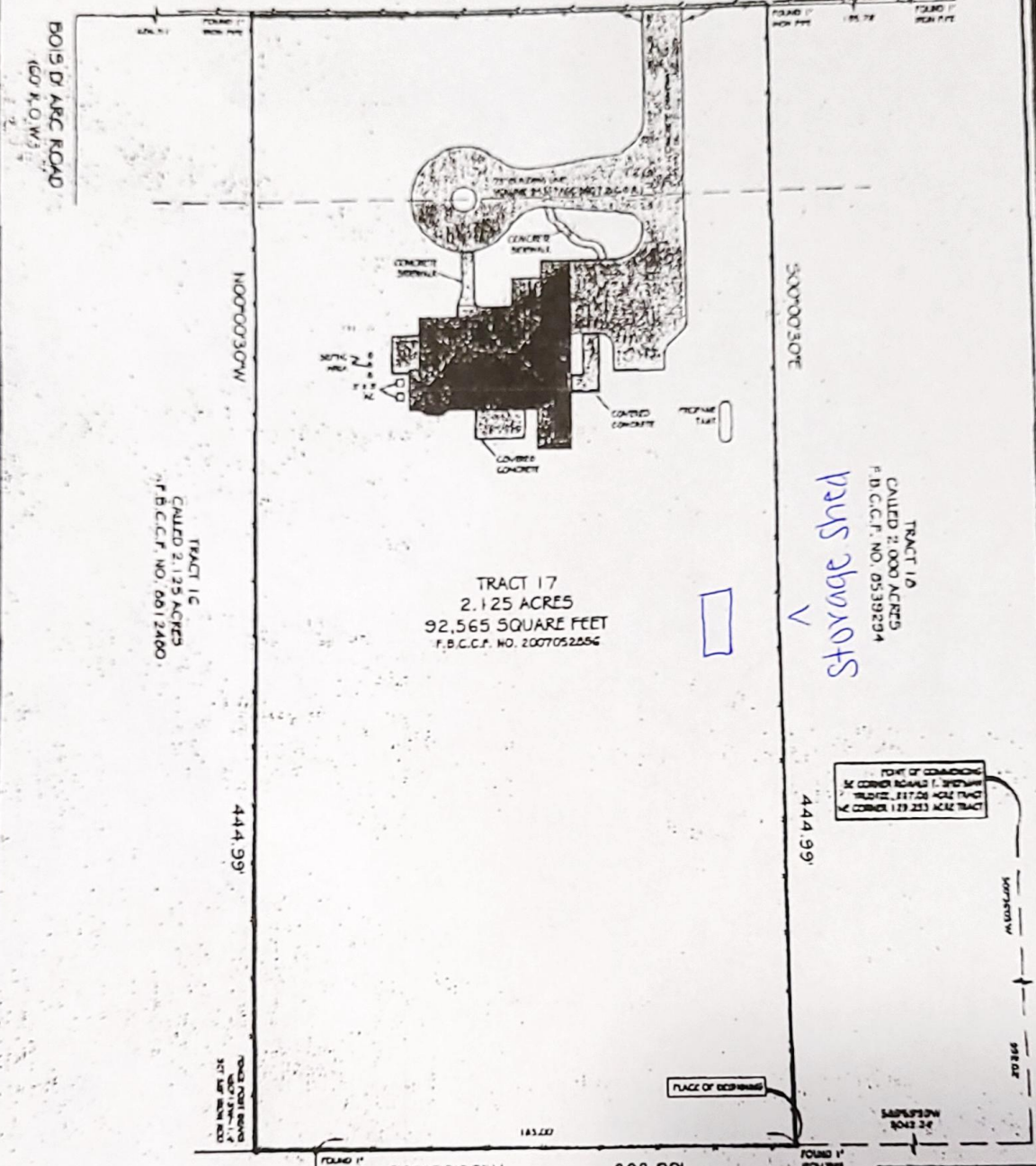
LEA LANE (60' R.O.W.)
 (FORMERLY ELLIS ROAD)

(VOLUME 862, PAGE 92 P.B.C.C.F.)
 67' WIDE RIGHT-OF-WAY EASEMENT PER VOLUME 862, PAGE 108 P.B.C.C.F.

N89°59'30"E 208.00'



LEGEND
 CON. CONCRETE
 8.0' W. RIGHT-OF-WAY
 P.B.C.C.F. NO. 05392294
 P.B.C.C.F. NO. 05392294
 P.B.C.C.F. NO. 05392294



TRACT 17
 2.125 ACRES
 92,565 SQUARE FEET
 P.B.C.C.F. NO. 2007052556

TRACT 16
 CALLED 2.125 ACRES
 P.B.C.C.F. NO. 6012400

TRACT 16
 CALLED 2.000 ACRES
 P.B.C.C.F. NO. 05392294

Handwritten: Storage shed

POINT OF COMMENCEMENT
 IS CORNER BOUNDARY BETWEEN
 TRACT 17, 2.125 ACRES TRACT
 & CORNER 123.253 ACRES TRACT

TRACT 43
 CALLED 2.000 ACRES
 P.B.C.C.F. NO. 1999063704

TRACT 44
 CALLED 2.000 ACRES
 P.B.C.C.F. NO. 200711238

A 2.125 ACRES (92,565 SQUARE FEET) TRACT, KNOWN AS TRACT 17, BEING OUT OF THAT CERTAIN 129.253 ACRE TRACT OF LAND IN THE DAVID RANDOLPH AND PENNINGTON SURVEY, ABSTRACT NO. 75, SITUATED IN THE COUNTY OF FORT BEND IN THE STATE OF TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY AFFIXES THE PINS POLED AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



2417 NORTH FREEMAN
 HOUSTON, TX 77009
 713-064-2400
 www.primesurveys.com

NOTE: QUANT. & P.S. 04, 2007