

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

Date: 4/10/2021 GF No. _____
Name of Affiant(s): Edward Galvan Edith Galvan
Address of Affiant: 1926 Legacy CT Richmond TX 77406
Description of Property: THE GROVE SEC 2, BLOCK 7, LOT 42
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 9 / 2005 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 true and which we do not disclose to the Title Company.

SWORN AND SUBSCRIBED this 10th day of April, 2021.

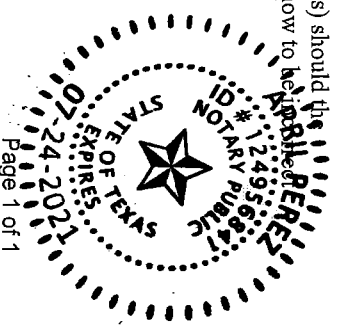
Edward Galvan
Notary Public

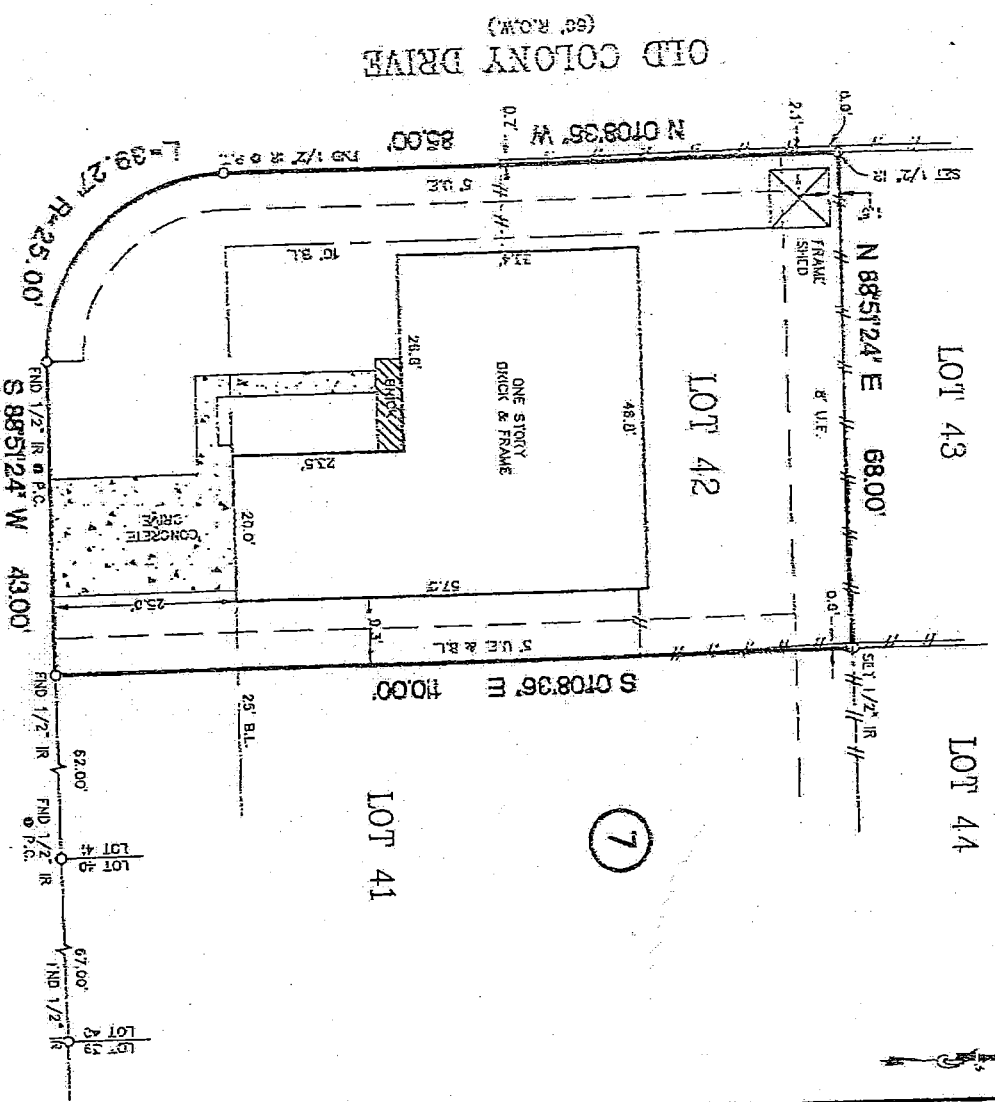
(TXR 1907) 02-01-2010

1926 Legacy CT

Richmond

TX 77406

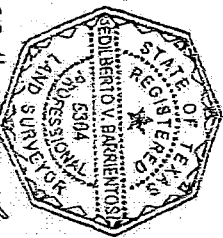




NOTES:
 1) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY 1ST AMERICAN TITLE CO. UNDER G.F. NO. 00140567-095-SLK.
 2) H.L. & P. AGREEMENT IN VOL. 889, PG. 93, F.B.C.D.R.
 3) 5' BUILDING LINE BY VOL. 836, PG. 85, F.B.C.D.R.

ABSTRACTING BY TITLE COMPANY.
 ALL BEARINGS SHOWN ARE REVERSED PER RECORDED PLAT OF SAID SUBDIVISION.
 SECTION: 2

LOT:	42	BLOCK:	7	SUBDIVISION:	THE GROVE
COUNTY:	TEXAS	RECORDATION:	VOL. 23, PG. 7, F.B.C.M.R.	SURVEY:	SCALE: 1" = 20'
FOUNT BEND:	TEXAS	PURCHASER:	CLINTON PRENTISS AND LISA PRENTISS	FIELD WORK:	07-21-00/PD
ADDRESS:	1928 LEGACY COURT, RICHMOND, TEXAS 77469	DRAFTING:	07-24-00/JM	KEY MAP:	568 N



REAL ESTATE SURVEY DIVISION
 5610 LINDA LANE, SUITE 140
 HOUSTON, TEXAS 77055
 TEL: (713) 408-7707
 FAX: (713) 408-8815

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT AS AMENDED AND THEREAFTER AS ENACTED AND AS SHOWN.

* SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURABLE AREA DESIGNATED AS FIRM AREA.
 DATE: 07-21-00
 * This information is based on available plotting only. We do not assume any responsibility for errors or omissions.

MORT. CO.	USAA MORTGAGE
TITLE CO.	1ST AMERICAN TITLE CO.
G.F. No.	00145597-095-SLK
JOB No.	00-00034
REV. DATE	