

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

Date: 12/23/22

GF No. _____

Name of Affiant(s): Courtney Draker McCaslin,

Address of Affiant: 2703 DRS Dr., Richmond, TX 77406

Description of Property: 0042 R Jones, Tract 1 (PT), Acres 17.9953, U/R Bassett S/D

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 TX, 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 August 5, 2022 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.

Courtney J. McCaslin
Courtney Draker McCaslin

Orion Adrien McCaslin
Orion Adrien McCaslin

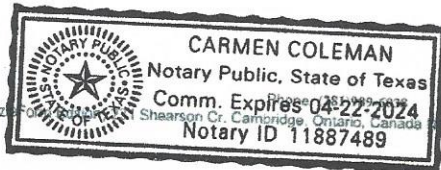
SWORN AND SUBSCRIBED this 23rd day of DECEMBER, 2022

Notary Public

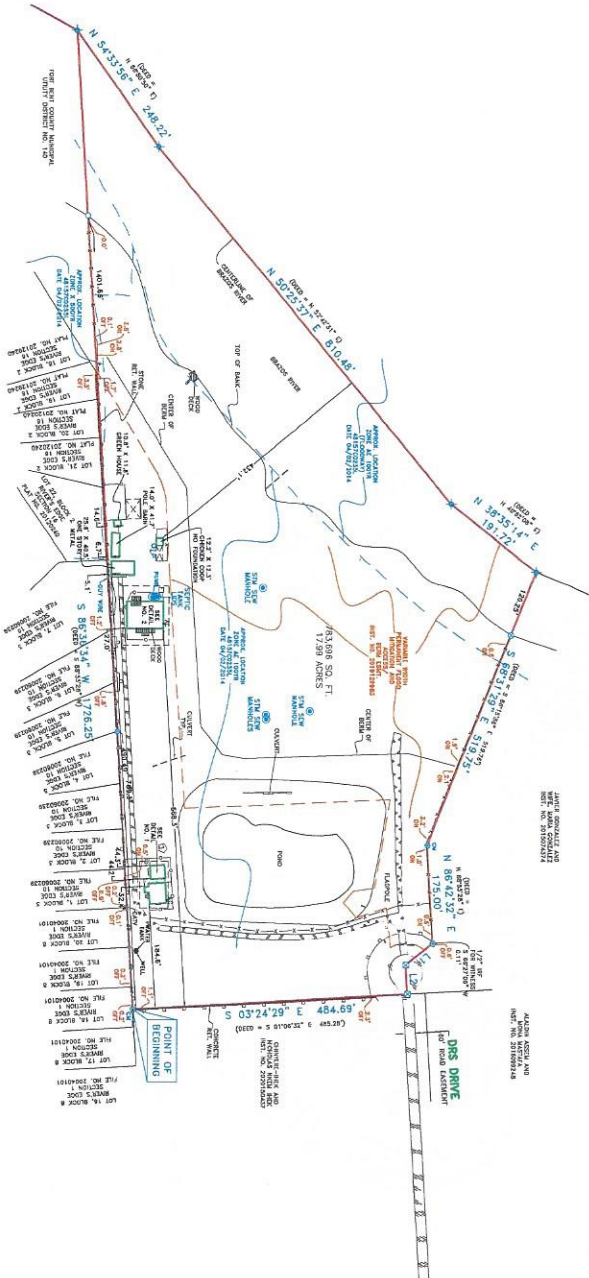
(TXR-1907) 02-01-2010

Lone Star Properties, 2740 Fm 359 Rd Richmond TX 77496
Jeffrey Gibson

Produced with Lone Wolf Transactions (2018)



Fax 281-238-9613
www.lwof.com



NOTES:
 1) BOUNDARIES SHOWN ARE BASED ON NAD 83 TEXAS STATE COORDINATE SYSTEM.
 2) THIS SURVEY IS CONDUCTED WITH THE INSTRUMENTATION PROVIDED BY THE CLIENT. CIP SURVEYING, TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THIS SURVEY. ANY ENCUMBRANCES OR OTHER ENCUMBRANCES ARE NOT SHOWN ON THIS SURVEY.



LINE BEARING	DISTANCE
S 31°59'51" E 60.34'	60.34'
N 89°42'37" E 51.81'	51.81'
Total = 13491.14'	
Total = 48739.14'	



REVISIONS	DATE	BY	NOTES

LEGEND
<input type="checkbox"/> Survey Boundary <input type="checkbox"/> Easement Boundary <input type="checkbox"/> Right-of-Way Boundary <input type="checkbox"/> Other Boundary <input type="checkbox"/> Survey Point <input type="checkbox"/> Monument <input type="checkbox"/> Other Feature

CBG	418 Central Express Dr. Fort Bend County, Texas 77454
DATE: 08/01/2022	JOB NO: 22143A
SCALE: 1" = 100'	DATE: 08/01/2022
DATE: 08/01/2022	DATE: 08/01/2022

METES AND BOUNDS
 RANDALL JONES LEAGUE ABSTRACT NO. 42
 FORT BEND COUNTY, TEXAS
 2703 DMS DRIVE



SURVITOR'S CERTIFICATE
 I, the undersigned Registered Professional Land Surveyor, hereby certify in County of _____, State of Texas, that the above and foregoing description of land herein was prepared by me or under my direct supervision and that I am a duly Licensed Registered Professional Land Surveyor in the State of Texas. I am duly Licensed Registered Professional Land Surveyor No. _____ and my commission expires on _____.

Executed this 31st day of August, 2022.

 Registered Professional Land Surveyor

2703 DMS DRIVE
 The undersigned Registered Professional Land Surveyor, hereby certify in County of _____, State of Texas, that the above and foregoing description of land herein was prepared by me or under my direct supervision and that I am a duly Licensed Registered Professional Land Surveyor in the State of Texas. I am duly Licensed Registered Professional Land Surveyor No. _____ and my commission expires on _____.

Executed this 31st day of August, 2022.

 Registered Professional Land Surveyor

Being a tract of land situated in the Randall Jones League Survey, Abstract No. 42, Fort Bend County, Texas, same being that tract of land conveyed to Vada Yvonne Draker, by deed recorded in Document No. 2010096064, Official Public Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Chinyere-Ihek and Nicholas Nkem Ihek, by deed recorded in Instrument No. 2020150437, Official Public Records of Fort Bend County, Texas, and lying along the North line of Lot 18, Block 8, River's Edge, Section 1, a Subdivision in Fort Bend County, Texas, according to the Map or Plat Records of Fort Bend County, Texas, under Slide No. 20040101, of the Plat Records of Fort Bend County, Texas;

THENCE South 86 degrees 36 minutes 34 seconds West, along the North line of said River's Edge, Section, passing at a distance of 490.49 feet to a 5/8 inch iron rod found at the Northwest corner of Lot 4 and Northeast corner of Lot 5 in Block 3 of River's Edge, Section 10, a Subdivision in Fort Bend County, Texas, according to the Official Public Records of Fort Bend County, Texas, under File No. 20060239 of the Plat Records of Fort Bend County, Texas, and continuing at a distance of 1401.66 feet to a 90d nail found on-line for reference, and continuing a total distance of 1726.25 feet to a point for corner, said corner lying in the center of Brazos River;

THENCE, continuing along the said center of Brazos River the following courses and distances:

North 54 degrees 33 minutes 56 seconds East, a distance of 248.22 feet to a point for corner;

North 50 degrees 25 minutes 37 seconds East, a distance of 810.48 feet to a point for corner;

North 38 degrees 35 minutes 14 seconds East, a distance of 191.72 feet to a point for corner, said corner being the West corner of that tract of land conveyed to Javier Gonzalez and wife, Maria Gonzalez, by deed recorded in Instrument No. 2015074374, Official Public Records of Fort Bend County, Texas;

THENCE South 68 degrees 31 minutes 29 seconds East, along the South line of said Gonzalez tract, passing at a distance of 120.25 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for reference, and continuing a total distance of 519.75 feet to a 5/8 inch iron rod found for corner;

THENCE North 86 degrees 42 minutes 32 seconds East, along said South line of Gonzalez tract, a distance of 175.00 feet to a 5/8 inch iron rod found for corner, from which a 1/2 inch iron rod found bears South 66 degrees 27 minutes 06 seconds West, a distance of 0.11 feet for witness;

THENCE South 38 degrees 59 minutes 10 seconds East, a distance of 60.34 feet to a mag nail set for corner, said corner lying in the center of the cul-de-sac of Drs Drive (60 foot road easement);

THENCE North 86 degrees 42 minutes 32 seconds East, along Drs Drive, a distance of 51.61 feet to a mag nail set for corner, said corner lying along the West line of aforementioned Ihek tract;

THENCE South 03 degrees 24 minutes 29 seconds East, along said West line of Ihek tract, a distance of 484.69 feet to the POINT OF BEGINNING and containing 783,696 square feet or 17.99 acres of land.