

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

Date: 4/24/2023 GF No. \_\_\_\_\_

Name of Affiant(s): BENNIE JAYNE NEMEC & JAMES F. RHODES

Address of Affiant: 1215 BURNET ST. RICHMOND, TX 77469

Description of Property: LOT 13, 1/2 W/2 14 BLOCK 4, SECTION 1, WINSTON TERRACE  
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 1/11/2022 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.

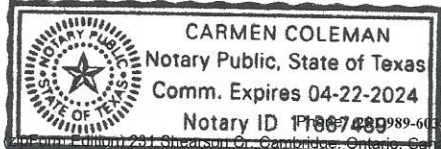
EXCEPT for the following (If None, Insert "None" Below): NONE

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.

Bennie Jayne NemeC  
JAMES F. RHODES

SWORN AND SUBSCRIBED this 17 day of April 2023,  
Carmen Coleman  
Notary Public



(TXR-1907) 02-01-2010



**LEGEND**

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊙ 1/2" PIPE FOUND	□ CONTROLLING MONUMENT
⊕ 1/4" FOUND/SET POINT FOR CORNER	□ AIR CONDITIONER
⊕ 5/8" ROD FOUND	□ POOL
T TRANSFORMER	⊙ PE EQUIPMENT
■ COLUMNS	● POWER POLE
▲ UNDERGROUND ELECTRIC	△ OVERHEAD ELECTRIC
○ OVERHEAD ELECTRIC POWER	— X — BARRIED WIRE
— OES — OVERHEAD ELECTRIC SERVICE	— EDGE OF ASPHALT
— CHAIN LINK	— EDGE OF GRAVEL
— WOOD FENCE 0.5' WIDE TYPICAL	— STONE
— DOUBLE SIDED WOOD FENCE	— CONCRETE
	— COVERED AREA
	— BRICK

**EXCEPTIONS:**

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has for the existence of easements, restrictive covenants or other encumbrances.

**1215 Burnet Street**

Being Lot 13 and a portion of Lot 14, in Block 4 of Winston Terrace, Section 1, an addition in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 237, Page 535, of the Deed Records of Fort Bend County, Texas, some being that tract of land conveyed to James F. Rhodes and wife, Bennie Joyne Nemeo, by deed recorded in Instrument No. 2000138682, Official Public Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** of a point for corner, said corner being the West corner of that tract of land conveyed to Robert F. Peters and Carolyn G. Peters, by deed recorded in Volume 2504, Page 1872, Deed Records of Fort Bend County, Texas, and lying along the Southeast line of Burnet Street (60 foot right-of-way), from which a 5/8 inch iron rod found bears North 67 degrees 03 minutes 19 seconds West, a distance of 0.65 feet for witness;

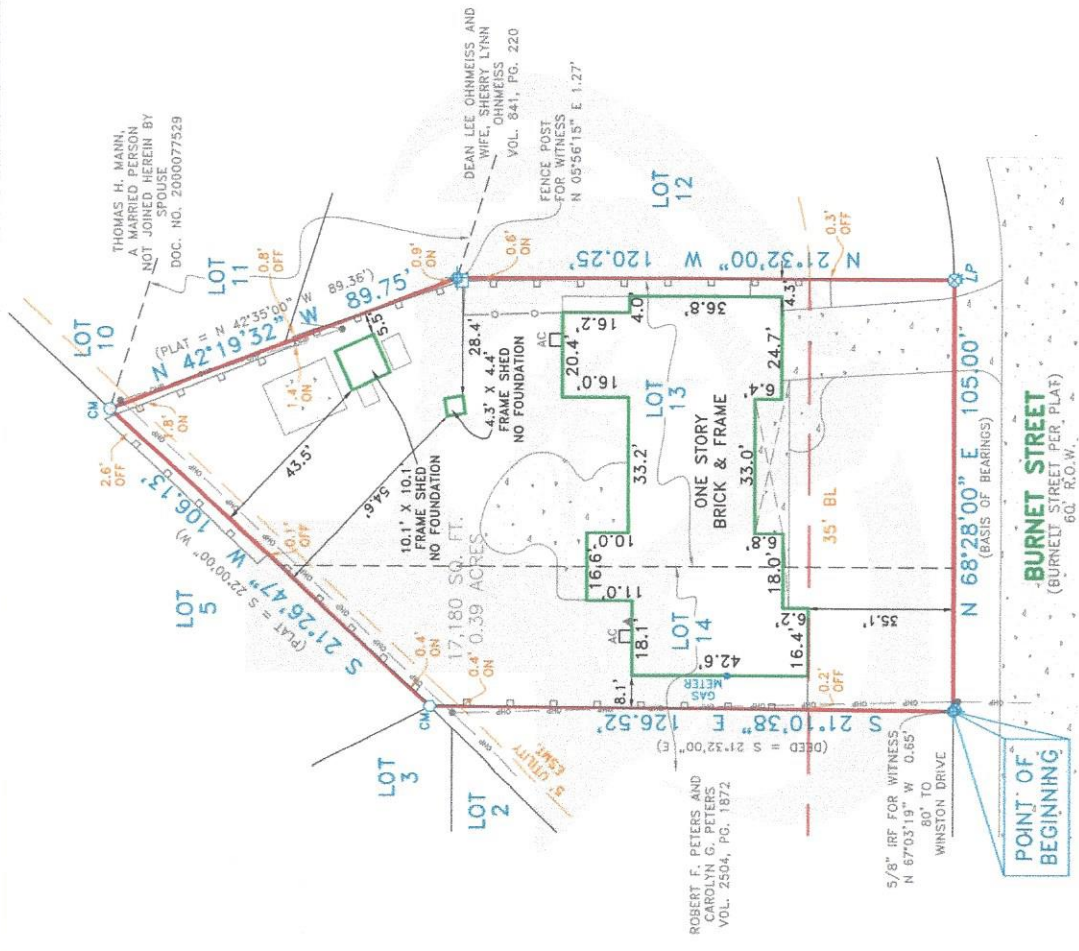
**THENCE** South 21 degrees 10 minutes 38 seconds East, along the Southwest line of said Peters tract, a distance of 126.52 feet to a 1/2 inch iron rod pipe for corner, said corner being the West corner of that tract of land, some being the West corner of Lot 5, and North corner of Lot 5 of said Winston Terrace;

**THENCE** South 21 degrees 26 minutes 47 seconds West, along the Northwest line of said Lot 5, a distance of 106.13 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of that tract of land conveyed to Thomas H. Mann, a married person not joined herein by spouse, by deed recorded in Document No. 2000077529, Official Public Records of Fort Bend County, Texas;

**THENCE** North 42 degrees 19 minutes 32 seconds West, along the Northeast line of said Mann tract, a distance of 89.75 feet to a point for corner, said corner lying along the Northeast line of that tract of land conveyed to Dean Lee Ohnmeiss and wife, Sherry Lynn Ohnmeiss, by deed recorded in Volume 841, Page 220, Deed Records of Fort Bend County, Texas, from which a fence post found bears North 05 degrees 56 minutes 15 seconds East, a distance of 1.27 feet for witness;

**THENCE** North 21 degrees 32 minutes 00 seconds West, along said Northeast line of Ohnmeiss tract, a distance of 120.25 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Survey" for corner, said corner being the East corner of that tract of land, some being the East corner of that tract of land, and lying along the aforementioned Southeast line of Burnet Street;

**THENCE** North 66 degrees 28 minutes 00 seconds East, along said Southeast line of Burnet Street, a distance of 105.00 feet to the POINT OF BEGINNING and containing 17,180 square feet or 0.39 acres of land.



**CBG SURVEYING TEXAS LLC**  
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 Firm No. 10194280  
 www.cbgsurveying.com

Drawn By: MARIA  
 Scale: 1" = 30'  
 Date: 01/11/2022  
 GF NO.: N/A  
 Job No.: 2200391

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: \_\_\_\_\_ Purchaser  
 \_\_\_\_\_ Purchaser  
 Date: \_\_\_\_\_

**NOTES:**  
 BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
 FLOOD NOTE: According to the F.I.R.M. No. 48157C0235L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.