

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

Date: June 28, 2023

GF No. \_\_\_\_\_

Name of Affiant(s): Ella Kaigler,

Address of Affiant: 2031 Quail Grove lane, Missouri City, TX 77459

Description of Property: Quail Valley East SEC 5, Block 32, Lot 41

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 \_\_\_\_\_, 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 11, 2016 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

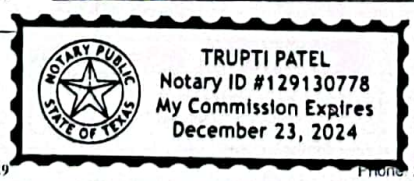
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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

Ella S Kaigler

SWORN AND SUBSCRIBED this 28<sup>th</sup> day of June, 2023

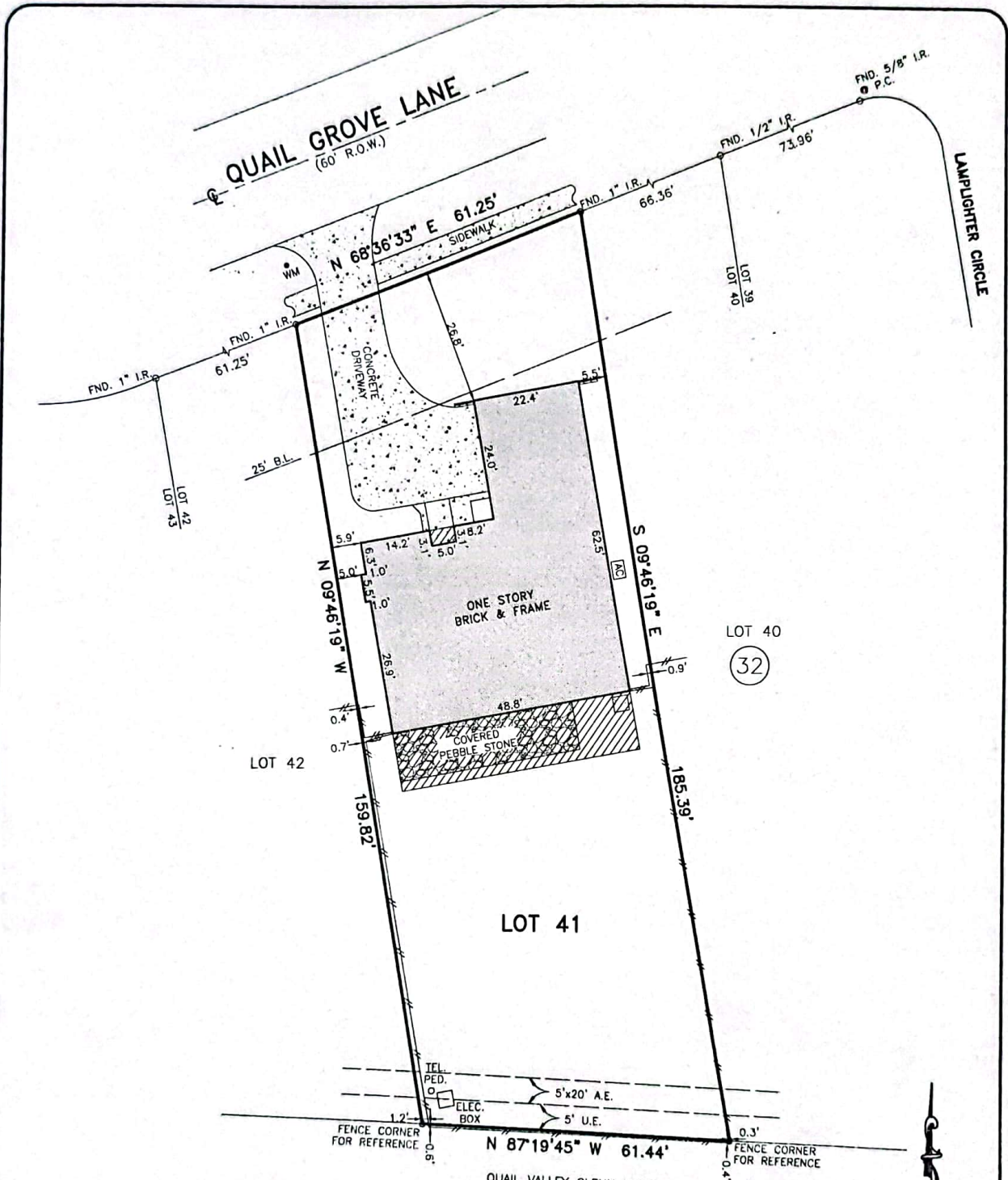
Notary Public



(TXR-1907) 02-01-2010







**NOTES:**

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY UNDER G.F. NO. CTT1666470BCT
2. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
3. H.L.&P. AGREEMENT PER VOLUME 65B, PAGE 834, D.R.F.B.C.T.
4. FENCES AS SHOWN.

- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
- COPYRIGHT 2016, Advance Surveying, Inc. (Email: advance\_survey@yahoo.com)

SCALE: 1" = 20'

PURCHASER: ELLA KAIGLER		JOB NO.: 046429-16-01	REVISIONS:
ADDRESS: 2031 QUAIL GROVE LANE, MISSOURI CITY, TEXAS 77459		G.F. NO.: CTT1666470B	
LENDER: FREEDOM MORTGAGE CORP.	TITLE CO.: CHICAGO TITLE INSURANCE COMPANY	KEY MAP: -	
FIELD WORK: 04-12-16/RDS	DRAFTING: 04-13-16/EG	FINAL CHECK: 04-13-16/AT	SCALE: 1" = 20'

PHONE: 281 530-2939  
FAX: 281 530-5484

**LOT 41, BLOCK 32,  
QUAIL VALLEY EAST, SUBDIVISION, SECTION 5,  
VOLUME 15, PAGE 3, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS.**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 12th DAY OF APRIL, 2016. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.

*Henry M. Santos*  
HENRY M. SANTOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5450



SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X MAP NO. 48157C. PANEL 0285L, DATED 04-02-14. This information is based on graphic plotting only. We do not assume responsibility for exact determination.