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

Date: Jan. 2, 2024 GF No
Name of Affiant(s): Joshua Mcgee, Jennifer Mcgee
Address of Affiant: 56 Yaupon Court, Lake Jackson, TX 77566
Description of Property: Oak Forest (Lake Jackson), Block 13, Lot 6 County , 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:, personally appeared,
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."): We are the 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 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.
Joshua Megee
Jennifer Megee
SMORN AND SUBSCRIBED this 2nd day of January, 2024
Notary Public DIANNE RHEAMS My Notary ID # 126897116
(TXR-1907) 02-01-2010 Expires May 12, 2025 Page 1 of 1

WELCH REALTY, INC, 8610 HERTS RD SPRING TX 77379

Jeff M Welch Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

56 Yaupon Ct



Surveying & Mapping, LLC



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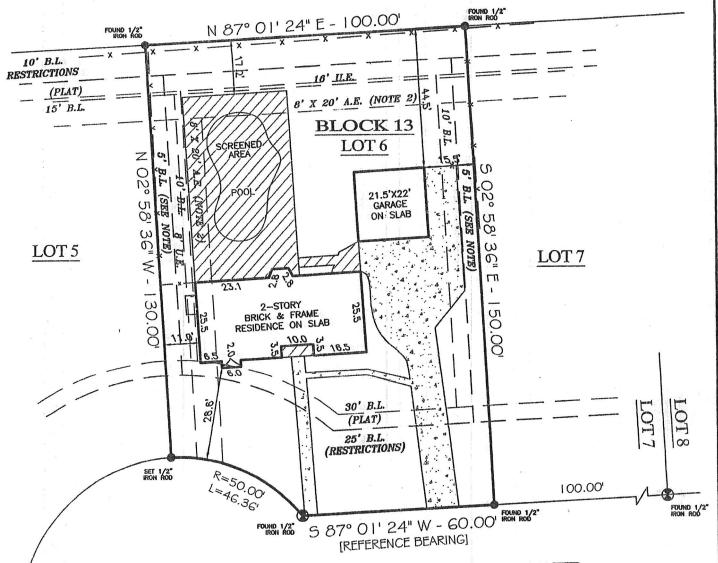
REGISTERED

GEORGE K. LANE

6086

SURVE D

PARK



YAUPON COURT (60' R.O.W., VOL. 15, PG. 43, P.R.B.C.)

LOT 6, BLOCK 13 OAK FOREST S/D

COMMUNITY NO: 485484 PANEL NO: 0620 SUFFIX: H_ZONE: X_BASE: N/A_MAP REVISED: 6/5/89

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it <u>I.5 NOT</u> in a designated flood hazard area. The plot hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. ore no encroachments, conflicts, or protrusions, except as shown.

PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY.) INCLUDING THOSE IN THE CITY OF:

1) BUILDING LINES AND EASEMENTS PER RECORDED PLAT AND PER VOL. 1191, PG. 496, D.R.B.C.

LAKE JACKSON

2) 5' X 20' AE, PER VOL. 1191, PG. 500, D.R.B.C., 8' X 20' AE, PER RECORDED PLAT.

3) EASEMENTS PER VOL'S. 1240, PG. 857, VOL. 1421, PG. 524, VOL. 1598, PG. 581, VOL. 1332, PG. 924, VOL. 1332, PG. 640

VOL. 1359, PG. 157, VOL. 1405, PG 926 AND VOL. 1410, PG. 352 D.R.B.C. ARE CONCRUENT WITH U.E'S SHOWN HEREON.

4) BEARRINGS BASED ON THE NORTH R.O.W. LINE OF YAUPON COURT.

ABSTRACT AND TITLE INFORMATION WAS PROMDED BY PROMDED BY: GREAT AMERICAN TITLE THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. $\frac{34735\text{-}GAT81}{2}$ DATED: $\frac{08/09/15}{2}$

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE This is to certify that I have made an on the ground survey of the property located at: Borrower'(s): 56 YAUPON COURT IN THE CITY OF LAKE JACKSON, TEXAS.

Lot Six (G), in Block Thirteen (13), of Oak Forest Subdivision, City of Lake Jackson, Brazona County, DEREK FUNK Texas, according to the map or plat thereof recorded in Volume 15, Page 43 of the Plat Records of Brazoria County, Texas. uun Antmie Drawn by: FJS/KLL **LEGEND** CONTROLLING MONUMENT GRAVEL Job No.: 2015-0894 CORNER Request: GREAT AMERICAN CHAIN-LINK UTILITY RASEMENT AERIAL EASEMENT - WOOD FENCE A.E. COVERSD Book No: OFFICE BOOK BUILDING LINE IRON FENCE RIGHT-OF-WAY IRON ROD IRON PIPE R.O. W. 1" = 30'Scale: I.R. I.P. George K. Lane, R.P.L.S. CONCRETE 09/01/15 Date: END. FOUND REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

seranitr MSyp 4-7-21