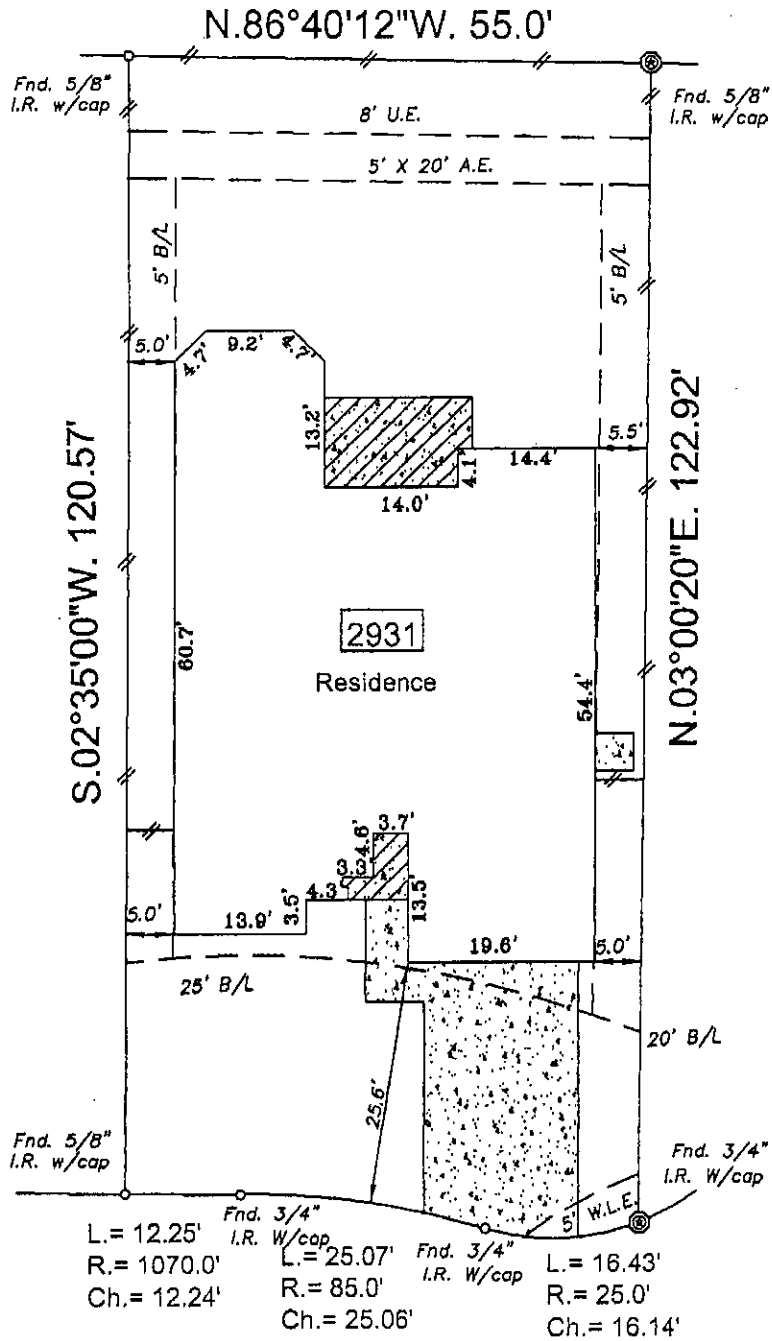


Scale: 1" = 20.0'

Acreage



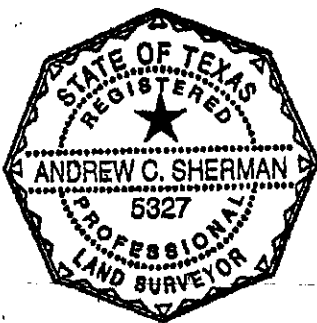
- Note:
- B.L. - Building Line
 - San.S.E. - Sanitary Sewer easement
 - Stm.S.E. - Storm Sewer easement
 - U.E. - Utility easement
 - W.L.E. - Water line easement
 - R.O.W. - Right of Way
 - I.R. - Iron Rod
 - I.R. w/cap - iron rod with plastic cap
 - Wood fence
 - Iron fence
 - Chain link fence
 - Curves:
 - L = Length
 - R = Radius
 - Ch. = Chord length

SIGN & DATE

[Signature]
12-5-14

Eden Trails Lane
(60' R.O.W.)

I hereby state that this survey was made on the ground under my supervision on October 16, 2014 and that this plat represents the circumstances at the time of the survey.



[Signature]

11/25/2014

Andrew C. Sherman, R.P.L.S. No. 5327

Date

In accordance with FEMA Community Panel #'s 48157C0235 L revised April 2, 2014 this property lies in Zone X. Inherent inaccuracies of FEMA or flood control maps preclude a surveyor from certifying to the accuracy of potential flooding locations based on such maps. Surveyor is not liable for any flooding that may ever occur on this property.

- Basis of Bearings: West line of lot 3
- Surveyor did not abstract property
- Property subject to all building lines (front, side & rear) and all utility and aerial easements, and any other building restrictions, if any, that are not shown on this plat.
- Property subject to all deed restrictions and restrictive covenants recorded or unrecorded including those stated in Schedule B Title Report
- Electrical installation agreement CFN 2013034914, O.R.F.B.C.T.
- Blanket easement CFN 2004135647, C.C.O.R.F.B.C.T.
- Ⓞ indicates Controlling Monument

LOT: 3	BLOCK: 2	SUBDIVISION: River's Edge	SECTION: 16
RECORDATION: Plat number 20120240 of the plat records			
ADDRESS: 2931 Eden Trails Lane		Richmond, Texas 77406	
COUNTY: Fort Bend		G.F. # 1315700864	
PURCHASER: Tony L. Johnson & Orabelle L. Johnson		TITLE COMPANY: Priority Title	

SSC

Southwest Surveying Co.
11847 MEADOW TRAIL LANE
MEADOWS PLACE, TEXAS 77477
(281) 568-3969 FAX (281) 564-3082

DRAWN BY: tgs
DRAWING NO.: 10171408
CFN: 100664-00

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

Date: January 13, 2024

GF No. _____

Name of Affiant(s): Orabelle Johnson

Address of Affiant: 2931 Eden Trails Ln, Richmond, TX 77406

Description of Property: Lot 3, Block 2 Rivers Edge Section 16

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 December 5, 2014 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.

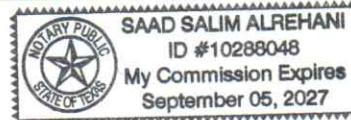
Orabelle Johnson

Orabelle Johnson

SWORN AND SUBSCRIBED this 16th day of Jan.

Notary Public

[Handwritten signature of Notary Public]



2024

(TXR-1907) 02-01-2010

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