

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

Date: February 9, 2024 GF No. 06303163  
Name of Affiant(s): Kay Y. Crofts  
Address of Affiant: 19910 Grand Bluffs Grove, Richmond, TX 77407  
Description of Property: Single Family Residential  
County Ft. 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 2008 when I purchased there have been no:  
the home
  - 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:)

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.

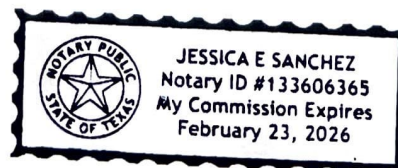
None

Kay Y. Crofts

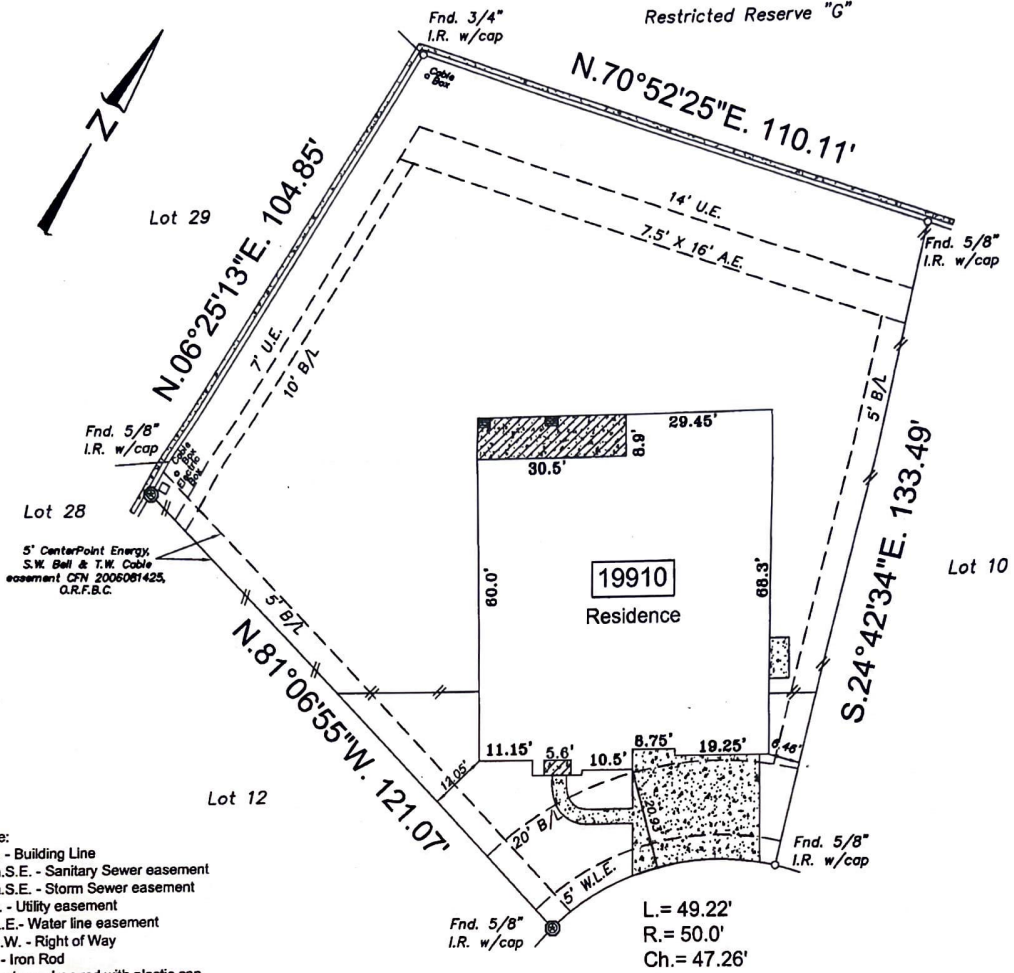
SWORN AND SUBSCRIBED this 15<sup>th</sup> day of February, 2024.

Jessica Sanchez  
Notary Public  
(TAR 1907) 02-01-2010

*Jessica Sanchez*



Scale: 1" = 20.0'



- 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
  - Concrete wall
- Curves:
- L. = Length
  - R. = Radius
  - Ch. = Chord length

**Grand Bluff Grove  
(60.0' R.O.W.)**

In accordance with FEMA Community Panel #48157C0105-J revised January 3, 1997 this property appears to lie in Zone AE Floodway. 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 for Bearings: Southerly line of lot 11
- 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.
- CenterPoint Energy agreement CFN 2006013890, O.R.F.B.C. O.R.F.B.C.
- Property subject to all dead restrictions and restrictive covenants recorded or unrecorded including those stated in Schedule B Title Report
- Indicates Controlling Monument



I hereby state that this survey was made on the ground under my supervision on October 23, 2007 and that this plat represents the circumstances at the time of the survey.

*Andrew C. Sherman* 4-17-08  
 Andrew C. Sherman, R.P.L.S. No. 5327 Date

LOT: 11	BLOCK: 2	SUBDIVISION: Grand Mission Estates	SECTION: 1
RECORDATION: Plat # 2006047447 of the map/plat records			
ADDRESS: 19910 Grand Bluff Grove Richmond, Texas			COUNTY: Fort Bend
PURCHASER: Harold Crofts & Kay Crofts		TITLE COMPANY: Priority Title	G.F. # 06303163



**SOUTHWEST SURVEYING CO.**  
 11847 MEADOW TRAIL LANE  
 MEADOWS PLACE, TEXAS 77477  
 (281) 568-3989 FAX (281) 564-3062

DRAWN BY: lgs  
 DRAWING NO.: 10240701