

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

Date: 4/18/2024

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

Name of Affiant(s): David L. Bush, Dawn E. Bush

Address of Affiant: 2015 McCrary Road, Richmond, TX 77406

Description of Property: 0046 Knight & White, Tract 6, 2.575 acres  
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 Nov. 16, 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): Addition of beam / pump station; PATIO COVER, CHICKEN COOP, METAL FEED SHED & OPEN AIR BARN. ALSO ADDED DETENTION AREA.

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.

David L. Bush  
David L. Bush

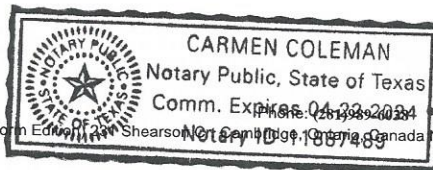
Dawn E. Bush  
Dawn E. Bush

SWORN AND SUBSCRIBED this 18<sup>th</sup> day of April, 2024

Notary Public

**Carmen Coleman**

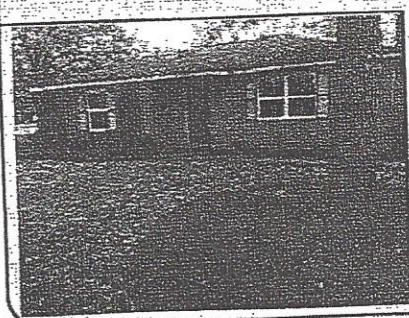
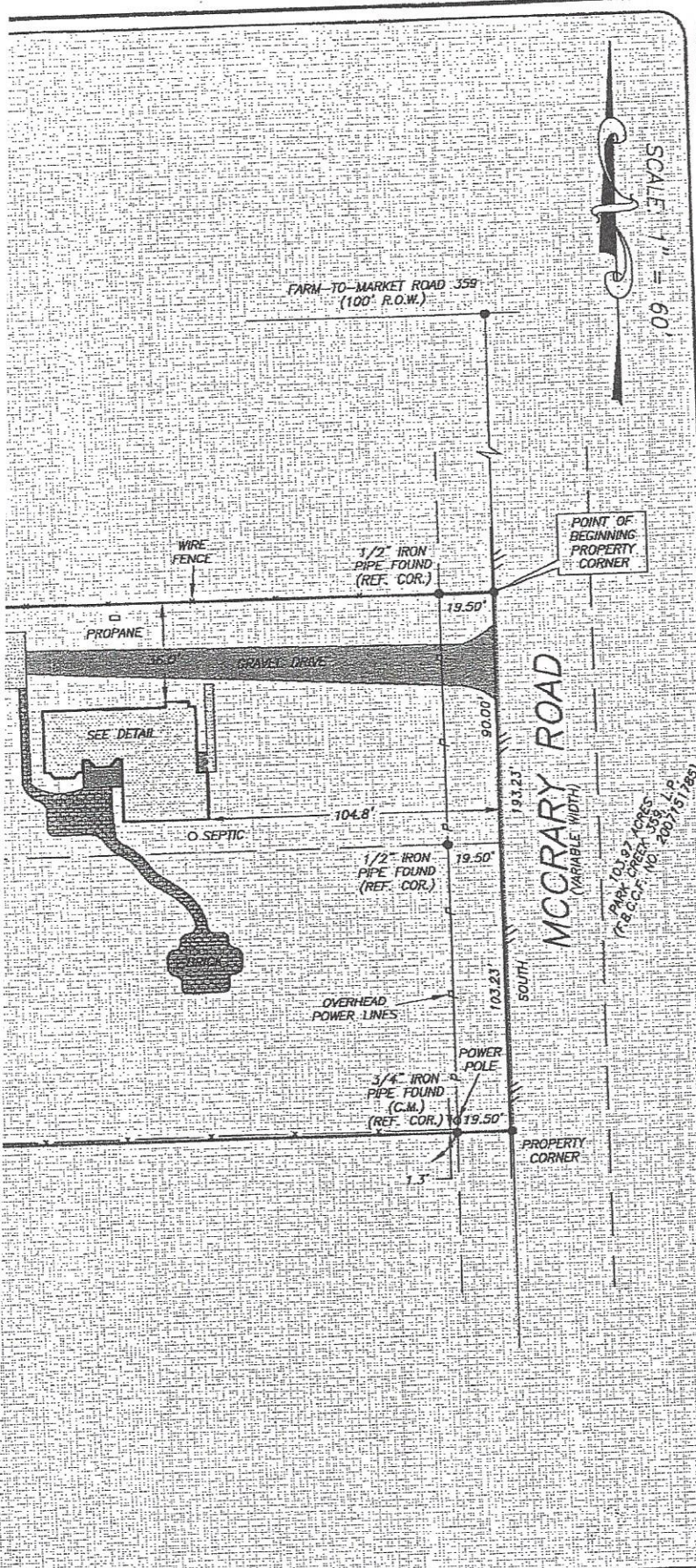
(TXR-1907) 02-01-2010



GF. NO. 16157033849 STEWART TITLE  
 ADDRESS: 2015 MCCRARY ROAD  
 RICHMOND, TEXAS 77406  
 BORROWER: INVEST HOME PRO, LLC

2.6616 ACRES  
 SITUATED IN THE KNIGHT & WHITE  
 LEAGUE, ABSTRACT NO. 46  
 FORT BEND COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

X BERRO



THIS PROPERTY IS AFFECTED BY THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48157C 0235 L  
 MAP REVISION: 04/02/2014  
 ZONE AE  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING; VOL. 1091, PG. 251, F.B.C.D.R.

DRAWN BY: RL

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

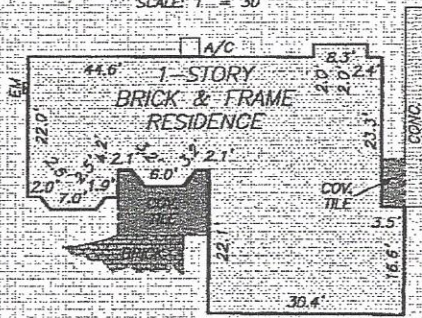
TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 JOB NO. 15-10861  
 NOVEMBER 16, 2016



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com  
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

DETAIL  
SCALE: 1" = 30'



6.9 ACRES  
WINONA SMITH AND DANNIE SMITH  
(F.B.C.C.F. NO. 2007082804  
& VOL. 465, PG. 98)

3/4" IRON  
PIPE FOUND  
(C.M.)

1/2" IRON  
PIPE FOUND  
(C.M.)

EAST

600.00'

0.6'

116.00'

464.50'

COV.  
NATURAL  
GROUND



CONC.  
DRIVE

TRACT 2:  
1.00 ACRE  
SANTIAGO ALMAGUER  
(VOL. 1091, PG. 235, F.B.C.D.R.)

TRACT 2  
TRACT 1

1/2" IRON  
PIPE FOUND  
(C.M.)

4.1' x 6.2'  
WOOD SHED  
(ON CONC.)

TRACT 1:  
1.66 ACRE  
SANTIAGO J. ALMAGUER  
(VOL. 1091, PG. 251, F.B.C.D.R.)

580.50'

600.00'

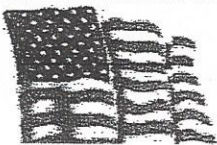
CHAIN LINK  
FENCE

3/4" IRON  
PIPE FOUND  
(C.M.)

WEST

(O.C.L.)  
S. 89°58'56" W  
580.42'

2.6660 ACRES  
CHERYL DICAMILLO  
(F.B.C.C.F. NO. 2000045657)  
& VOL. 2427, PG. 114)



stewart  
title

CATHY ORSAK



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land containing 2.6616 Acres situated in the Knight & White League, Abstract No. 46, Fort Bend County, Texas, being a combination of tracts recorded in the name of Santiago J. Almaguer in Volume 1091, Page 251 of the Official Public Records of Fort Bend County Texas, (O.P.R.F.B.C.T.) and Santiago Almaguer in Volume 1091, Page 255 of the O.P.R.F.B.C.T., and being more particularly described by metes and bounds as follows: (bearings based on said Volume 1091, Page 251 of the O.P.R.F.B.C.T.)

BEGINNING at a point in McCrary Road (variable width) being the southeast corner of a tract recorded in the name of Winona Smith and Dannie Smith under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2007082804, being further described in Volume 465, Page 98 both of the O.P.R.F.B.C.T., and being the northeast corner of this tract;

THENCE, SOUTH, with said McCrary Road, a distance of 193.23 Feet to a point at the southeast corner of this tract;

THENCE, WEST, with the north line of a tract recorded in the name of Cheryl Dicamillo under F.B.C.C.F. No. 200046657, being further described in Volume 2427, Page 114 both of the O.P.R.F.B.C.T., passing at a distance of 19.50 Feet a 3/4 Inch iron pipe found and continuing for a total distance of 600.00 Feet to a 3/4 Inch iron pipe found at the southwest corner of this tract;

THENCE, NORTH, with the east line of a tract recorded in the name of Sidney E. Longman et ux, under F.B.C.C.F. No. 2014076914, of the O.P.R.F.B.C.T., a distance of 193.23 Feet to a 3/4 Inch iron pipe found at the northwest corner of this tract;

THENCE, EAST, with the south line of the aforementioned Smith Tract, passing at a distance of 464.50 Feet a 1/2 Inch iron pipe found and continuing for a total distance of 600.00 Feet to the POINT OF BEGINNING and containing 2.6616 Acres of land, more or less.