

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

Date: 4/24/2024 CF No. _____
Name of Affiant(s): Beland J Thurman
Address of Affiant: 2706 E Pebble Beach, Dr, Missoula City TX 77459
Description of Property: LOT 25, Block 16, Quail Valley, Eldorado Section
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 10-24-2003 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, replatings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

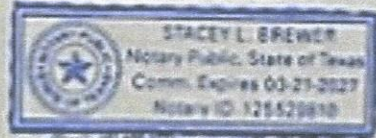
EXCEPT for the following (If None, insert "None" below) None

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.

Beland J Thurman

SWORN AND SUBSCRIBED this 24th day of April 2024
Stacey Brewer
Notary Public



(TXN-1007) 02-01-2010

LOT #1

BLOCK #16

LOT #26

FD. WOOD FENCE CORNER POST

N 88°07'34" E - 120.00'

SET 5/8" IRON ROD

LOT #2

N 01°52'26" W - 81.00'

WOOD FRAME GARAGE

CONC DRIVE

LOT #25

1-STORY BRICK HOUSE

POOL 37.8'

BRICK WALL

CONC WALK

S 01°52'26" E - 81.00'

10' UTILITY EASEMENT

S 88°07'34" W - 120.00'

FD WOOD FENCE CORNER POST

8' x 45' UTILITY EASEMENT

FD 5/8" IRON ROD

LOT #3

LOT #24

QUAIL VALLEY SUBDIVISION
ELDORADO SECTION
(VOL 7, PG. 1: P.R.)

OWNER:

STEPHEN QUILL AND EILEEN QUILL
2706 EAST PEBBLE BEACH DRIVE
MISSOURI CITY, TEXAS

TITLE AGENCY:

GF# 90-91-1920

*Stephen Quill
Eileen C. Quill*

SCALE 1" = 20'

EAST PEBBLE BEACH DRIVE (60')

Plat showing survey of and location of improvements on Lot No. Twenty-five (25), in Block No. Sixteen (16), of Quail Valley Subdivision, Eldorado Section, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 7, Page 1; Plat Records of Fort Bend County, Texas.

I, C. Tim Griffith, a Registered Public Surveyor of the State of Texas, do hereby certify that this survey was made on the ground, that this plat represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards for a Category IB, Condition II Survey.

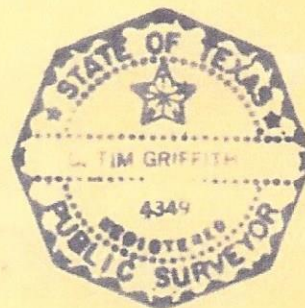
As per the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map for the City of Missouri City, Fort Bend County and Harris County, Texas, (Community Panel No. 480304 0015 C), dated December 17, 1987, this lot lies within Zone C, an area of minimal flooding.

C. Tim Griffith

C. Tim Griffith, R.P.S. #4349

February 22, 1990

Plat Prepared By:
KELLY R. KALUZA & ASSOCIATES, INC.
Consulting Engineers and Surveyors
101 Southwestern Boulevard, Suite No. 202
Sugar Land, Texas 77478
(713) 491-1550



NOTES:

- 1) THERE IS A 5' WIDE UNOBSTRUCTED AERIAL EASEMENT FROM A PLANE 20' ABOVE THE GROUND UPWARD LOCATED ADJACENT TO UTILITY EASEMENTS
- 2) H L & P CO AGREEMENT (VOL. 524, PG. 188: D.R.)
- 3) MAINTENANCE CHARGE (VOL. 521, PG. 192: D.R.)
- 4) SUBJECT PROPERTY IS LOCATED IN QUAIL VALLEY UTILITY DISTRICT.
- 5) OTHER RESTRICTIONS (VOL. 522, PG. 553: D.R.)