

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

Date: _____ GF No. _____
Name of Affiant(s): James C. McGahee and Jennifer D. McGahee
Address of Affiant: 3811 Lost Goldenrod Drive, Richmond, TX 77406
Description of Property: GOLDENROD ESTATES SEC 1, BLOCK 1, LOT 2, ACRES 2.01
County Fort Bend County, Texas

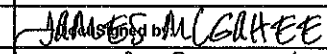
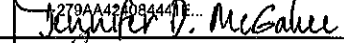
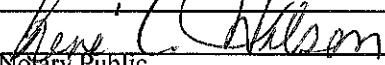
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

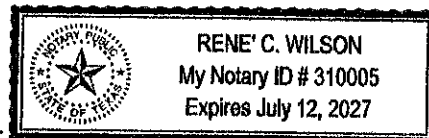
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

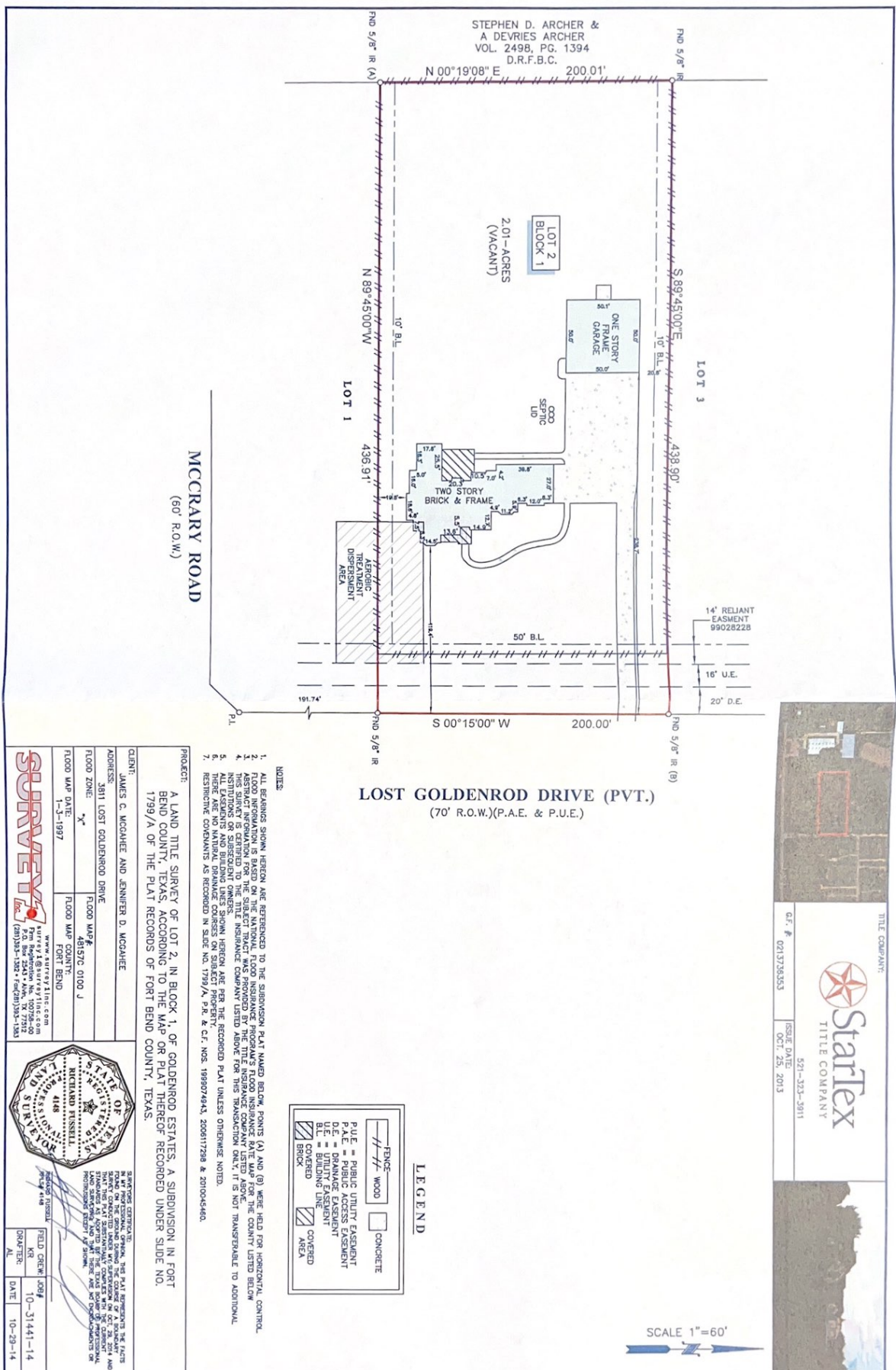
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 February 2021 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.

DocuSigned by:

 Witnessed by:

 SWORN AND SUBSCRIBED this 9th day of May, 2024

 Notary Public





TITLE COMPANY

StarTex
TITLE COMPANY

G.P. # 0219793633

ISSUE DATE OCT. 25, 2013

521-333-3911

LOST GOLDENROD DRIVE (PVT.)
(70' R.O.W.)(P.A.E. & P.U.E.)

LEGEND

— / — / —	FENCE	□	CONCRETE
— / — / —	WOOD	□	CEMENT
— / — / —	P.U.E. = PUBLIC UTILITY EASEMENT		
— / — / —	D.E. = DRAINAGE EASEMENT		
— / — / —	U.E. = UTILITY EASEMENT		
— / — / —	B.L. = BUILDING LINE		
▨	COVERED AREA		
▨	BRICK		

- NOTES**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE COMPANY RATE MAP FOR THE COUNTY LISTED BELOW.
 3. THIS SURVEY IS REFERRED TO THE TITLE INSURANCE COMPANY'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
 4. INSTITUTIONS OR SUCCESSOR OWNERS OF THE SUBJECT PROPERTY ARE ADVISED THAT THE RECORDS FOR THIS SUBDIVISION ONLY, IT IS NOT TRANSPARENT TO ADDITIONAL RECORDS.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY AS RECORDED IN SLIDE NO. 1799/A, P.P. & C.F. NOS. 1989074943, 2006117298 & 2010045440.
 6. RESTRICTIVE COVENANTS AS RECORDED IN SLIDE NO. 1799/A, P.P. & C.F. NOS. 1989074943, 2006117298 & 2010045440.
 7. RESTRICTIVE COVENANTS AS RECORDED IN SLIDE NO. 1799/A, P.P. & C.F. NOS. 1989074943, 2006117298 & 2010045440.

PROJECT: A LAND TITLE SURVEY OF LOT 2, IN BLOCK 1, OF GOLDENROD ESTATES, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 1799/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

CLIENT: JAMES C. MCGAHEE AND JENNIFER D. MCGAHEE

ADDRESS: 2811 LOST GOLDENROD DRIVE

FLOOD ZONE: X⁺ **FLOOD MAP #:** 48157C 0100 J

FLOOD MAP DATE: 1-3-1997 **FLOOD MAP COUNTY:** FORT BEND

WWW.SURVEY311INC.COM
P.O. Box 2241 AMN, TX 77123
(713)353-3111 • (800)939-3111

STATE OF TEXAS
DEPARTMENT OF AGRICULTURE
LAND SURVEYOR
RICHARD FUSSELL
4148

FIELD CREW: JCSG
DRAWN BY: KR
DATE: 10-31-14

