

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

Date: 7/16/2024 GF No. _____
Name of Affiant(s): Justin and Grace Martin
Address of Affiant: 1726 Plantation Dr. Richmond, TX 77406
Description of Property: PECAN GROVE PLANTATION SEC 3, BLOCK 30, LOT 3
County Fort Bend, Texas

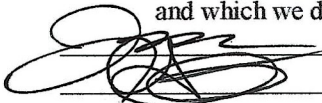
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

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 April 1st 2019 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.

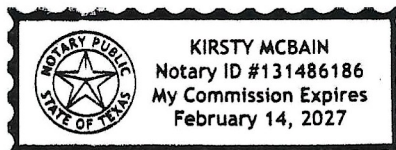
EXCEPT for the following (If None, Insert "None" Below:)

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.

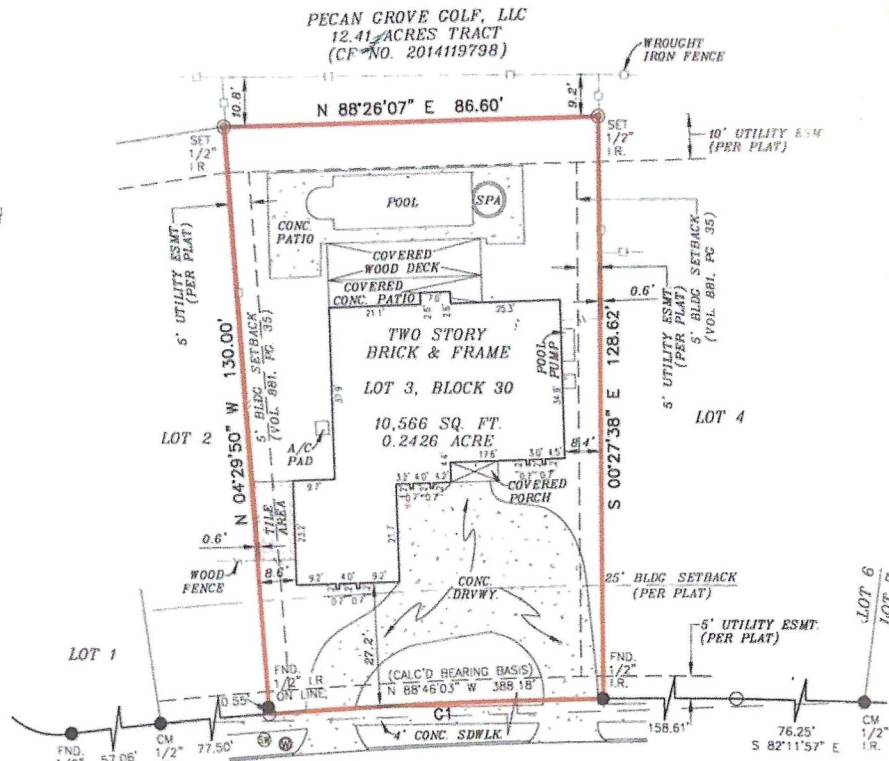


SWORN AND SUBSCRIBED this 17th day of July, 2024.

Kirsty McBain
Notary Public
(TXR 1907) 02-01-2010



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1100.00'	77.50'	77.48'	S 87°31'15" W	04°02'12"



PLANTATION DRIVE
(60' R.O.W.)

NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY OF NO 021908533 ISSUED ON 02/22/2019

THE ORIGINAL PLAT RECORD IS ILLEGIBLE THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

FLOOD INFORMATION
FIRM 48157C PANEL 0140 L
REV DATE 04/02/2014
ZONE SHAD'D 'X'

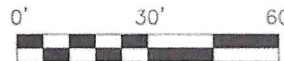
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS WE ARE NOT RESPONSIBLE FOR THE FIRM'S ACCURACY.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- ⊙ SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- ⊗ WATER METER
- ⊕ STORMWATER MANHOLE
- CM CONTROL MONUMENT

GRAPHIC SCALE

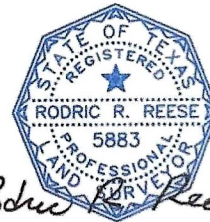


I, RODRIC R. REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SELECT TITLE, LLC and CERTAINTY HOME LOANS

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Lot(s) 3, Block 30, PECAN GROVE PLANTATION, SECTION 3, recorded in Volume 24, Page(s) 11, of the Map/Deed and Plat Records of FORT BEND County, Texas, located in the WILLIAM MORTON LEAGUE, A-62 Borrower: GRACE WALGER MARTIN AND JUSTIN RANDALL MARTIN Address: 1726 PLANTATION DR., RICHMOND, TX 77406 CF No. 021908533

LAND TITLE SURVEY

JOB NO.:	1902013780	NO.:	REVISION	DATE
DATE:	02/27/19			
DRAWN BY:	SW/AV			
APPROVED BY:	RRR			



FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R. REESE, RPLS
PHONE NUMBER 213-647-1315
RODRIC R. REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5883
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 24, PAGE 11, PLAT RECORDS, FORT BEND COUNTY, TEXAS; VOLUME 881, PAGE 35, DEED RECORDS, FORT BEND COUNTY, TEXAS; VOLUME 927, PAGE 510, DEED RECORDS, FORT BEND COUNTY, TEXAS; VOLUME 973, PAGE 504, DEED RECORDS, FORT BEND COUNTY, TEXAS; CLERK'S FILE NOS 9525263, 9525266, 9525286, 2011106756, 2011106757, 2011106758, 2011106759, 2012011135, FORT BEND COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors

Tel: 281 940 8869 Fax 281 207 6476
1528 W CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212