

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 3-17-2026

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

Name of Affiant(s): Bard T. Gibson & Candy Gibson

Address of Affiant: 2415 Enchanted Path CT., Richmond, TX 77406

Description of Property: Lot 12, Block 1, Section 7, Pecan Grove Plantation

County Fort Bend, Texas

Date of Survey: December 27, 2024

"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 duly sworn, stated:

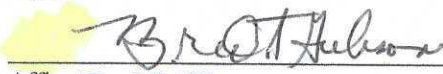
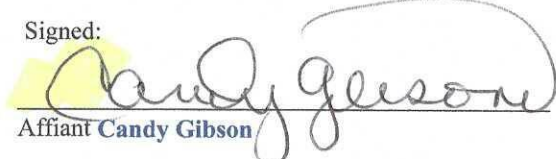
1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, 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 construction occurred on or near the boundary of 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. I 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.

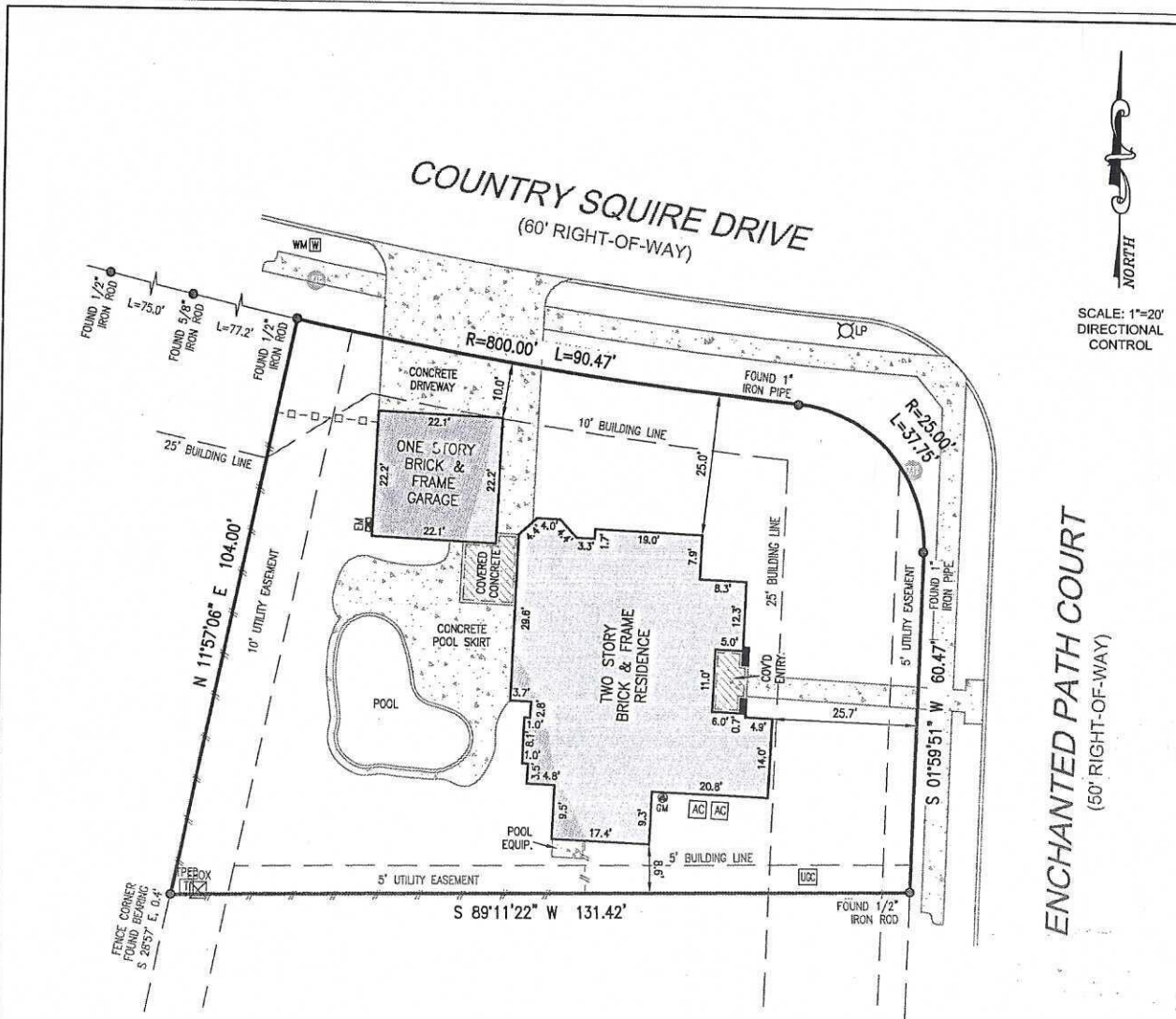
6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p> Affiant <b>Brad T. Gibson</b></p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p> Affiant <b>Candy Gibson</b></p>
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SWORN AND SUBSCRIBED this 17<sup>th</sup> day of MARCH, 2026

  
Notary Public  
**Carmen Coleman**





SCALE: 1"=20'  
DIRECTIONAL CONTROL

ENCHANTED PATH COURT  
(50' RIGHT-OF-WAY)

NOTES:

- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY SELECT TITLE, LLC, UNDER G.F. NO. 022520490; EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
- SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
- BUILDING LINE RESTRICTIONS PER THE RECORDED SUBDIVISION PLAT.
- H.L.A.P. AGREEMENT PER VOLUME 1201, PAGE 550 F.B.C.D.R.
- FENCES DO NOT FOLLOW PROPERTY LINES AS SHOWN.
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 420A.

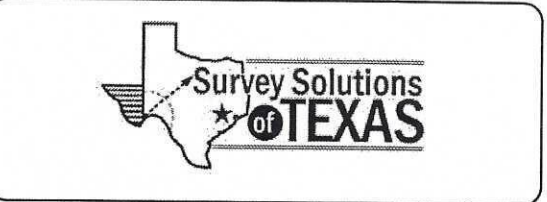
All matters appearing hereon, including any encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: *[Signature]* Date: 1-24-25  
By: *[Signature]* Date: 1-29-2025

F.I.R.M. NO. 48157C PANEL 0140L FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE EFFECTIVE DATE 04/02/2014 ZONE "X" 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 F.I.R.M.'S ACCURACY.

**SURVEY OF LOT TWELVE (12), IN BLOCK ONE (1), OF PECAN GROVE PLANTATION, SECTION SEVEN (7), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 558/B AND 559/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

SURVEYED FOR: BRAD GIBSON AND CANDACE GIBSON  
ADDRESS: 2215 ENCHANTED PATH COURT, RICHMOND, TEXAS 77406  
TITLE COMPANY: SELECT TITLE, LLC. JOB NUMBER: 012625  
FIELD WORK: 01/16/2025 SCALE: 1" = 20'



PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY:  
GF: 022520490 of SELECT TITLE, LLC.  
EFF: 12/27/2024  
*Xavier Chapa* 01/16/2025  
XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568

