

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

Date: March 2, 2021 GF No. _____
Name of Affiant(s): Scott and Sarah Anthony
Address of Affiant: 13810 Juniper Springs Drive, Pearland, TX 77584
Description of Property: 13810 Juniper Springs Drive, Pearland, TX 77584
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 July 26, 2013 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:)

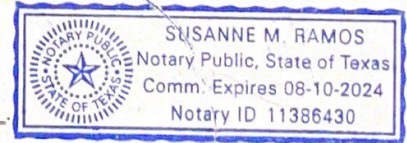
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Scott Anthony
Sarah Anthony

SWORN AND SUBSCRIBED this 2nd day of March, 2021

[Signature]

Notary Public
(TXR 1907) 02-01-2010



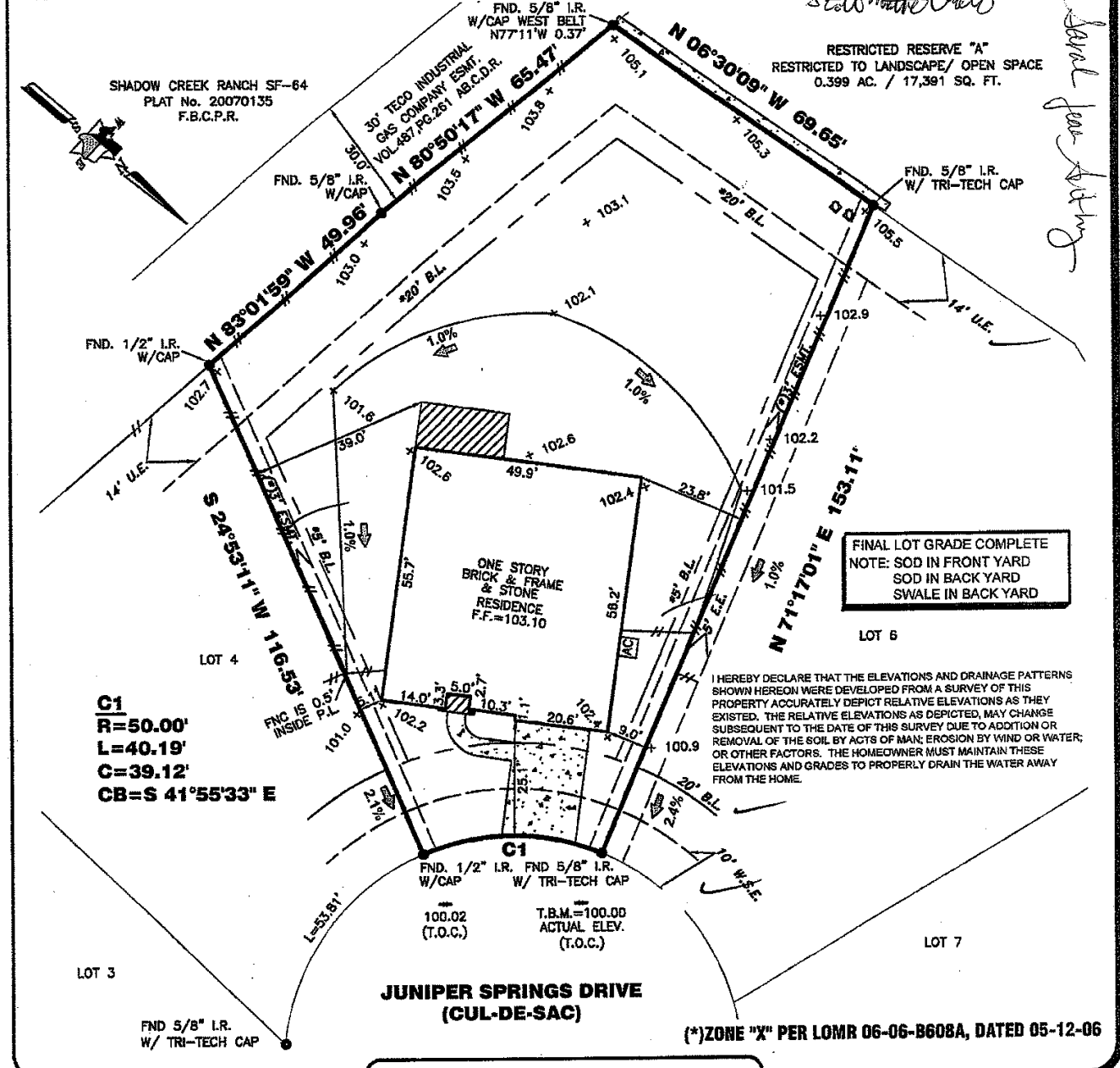
LEGEND

*CITY ORDINANCES	BL = BUILDING LINE	I.R. = IRON ROD	CONCRETE	ELECT. BOX	FIRE HYDRANT	MANHOLE
**RESTRICTIVE COVENANTS	PL = PROPERTY LINE	I.P. = IRON PIPE	COVERED	AC A/C PAD	LIGHT STANDARD	WATER METER
***BUILDER GUIDELINES	UE = UTILITY EASEMENT	PUE = PUBLIC UTILITY ESMT.	SOD	UTILITY POLE	UTIL. PEDESTAL	
WIRE FENCE — X —	AE = AERIAL EASEMENT	PAE = PERMANENT ACCESS ESMT.				
CHAIN LINK FENCE — O —	MH = MANHOLE	MUE = MUNICIPAL UTILITY ESMT.				
IRON FENCE — I —	FNC = FENCE	SSE = SANITARY SEWER ESMT.				
WOOD FENCE — W —	WLE = WATERLINE EASEMENT	WLE = WATERLINE EASEMENT				
OVERHEAD UTILITIES — U —	ESMT LINE	ROW = RIGHT OF WAY				
	AERIAL ESMT	FND = FOUND				

SCALE 1"=30'

Scott Matthew Chato

Jean for Anthony



PROPERTY INFORMATION

LOT 5 BLOCK 1

SUBDIVISION:
SHADOW CREEK RANCH SEC. SF-62

RECORDING INFO:
PLAT NO. 20070136, PLAT RECORDS
FORT BEND COUNTY

BORROWER:
SCOTT MATTHEW ANTHONY & SARAH JEAN ANTHONY

TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD

G.F.# ETH1300813 G.F. DATE: 06-19-13

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y22524-13

CLIENT JOB NO: ETH1301135

DRAWN BY: MR

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 04/26/13

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0283K

REVISED DATE: 04-20-00 ZONE: "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 F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL ROD CAPS ARE STAMPED "TRI-TECH", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT " " ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20070136, PLAT RECORDS, F.B.C. FILE NOS: 2001600121, 2001605271, 200111335, 2003062623, 200204453, 2002281975, 2002129337, 20030402898, 2004016022, 2004054728, 2005077655, 2005085494, 2006022437, 2006020162, 2006088110, 2006182058, 2007040391, 2008041844, 2008060527, 2008061548, 2008072542, 2008072541, 2008077841, 2008122846, 200803057, 2011088270, 2012008193, 2012005042, 2012018421, 2012024231, 2012028870, 2012040225, 2012040285, 2012040283, 6 2013014083.

C.O.H. ORDINANCE 85-1870 PER H.C.C.F. # N252886 AND C.O.H. ORDINANCE 85-1912 PER H.C.C.F. # M-33783 AND AMENDED BY C.O.H. ORDINANCE 1985-252.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF PEARLAND, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY GAVES, EUTISSER OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY
1.	04-22-13	BOUNDARY SURVEY	
2.	04-24-13	FORM SURVEY	
3.	07-15-13	FINAL SURVEY	JF

TRI-TECH SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Phone: (713) 667-0800
Houston, Texas 77042 Fax: (713) 667-4610

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE

© 2013, TRI-TECH SURVEYING COMPANY, L.P.

07.19.13

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR RALPH C. HILTON 5797

Scott Matthew Chato

SURVEYOR REGISTRATION