

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

Date: 03/23/2021 GF No. \_\_\_\_\_  
Name of Affiant(s): Carl and Cara Sellars  
Address of Affiant: 6002 Spectrum Spring Lane, Fulshear, TX 77441  
Description of Property: 6002 Spectrum Spring Lane, Fulshear, TX 77441  
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 Oct. 2020 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

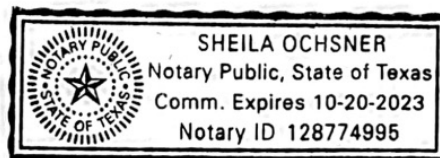
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Carl and Cara Sellars  
Cara Sellars

SWORN AND SUBSCRIBED this 23<sup>rd</sup> day of March, 2021.

Sheila Ochsner

Notary Public  
(TXR 1907) 02-01-2010



**\*CITY ORDINANCES**  
**\*\*RESTRICTIVE COVENANTS**  
**\*\*\*BUILDER GUIDELINES**

DL = BUILDING LINE  
 PL = PROPERTY LINE  
 UE = UTILITY EASEMENT  
 AE = AERIAL EASEMENT  
 MH = MANHOLE  
 FNC = FENCE  
 BLDG LINE = BUILDING LINE  
 ESMT LINE = ESMT LINE  
 AERIAL ESMT = AERIAL ESMT

IR = IRON ROD  
 IP = IRON PIPE  
 PUE = PUBLIC UTILITY ESMT.  
 PAE = PERMANENT ACCESS ESMT.  
 MUE = MUNICIPAL UTILITY ESMT.  
 SSE = SANITARY SEWER ESMT.  
 WLE = WATERLINE EASEMENT  
 ROW = RIGHT OF WAY  
 FND = FOUND

**LEGEND**

CONCRETE  
 COVERED  
 SOD

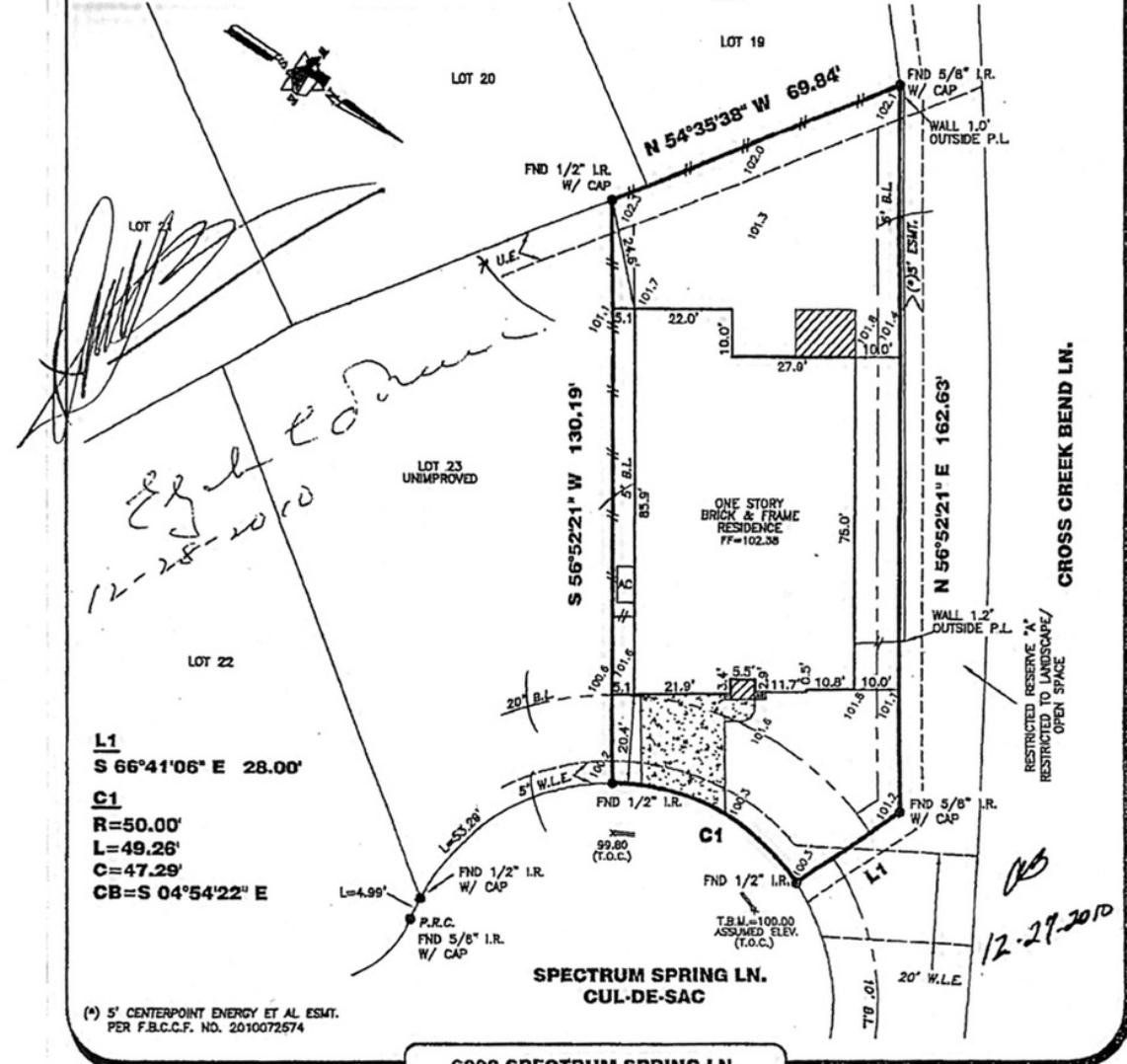
ELECT. BOX  
 AC PAD

FIRE HYDRANT  
 LIGHT STANDARD  
 UTILITY POLE

MANHOLE  
 WATER METER  
 UTIL. PEDESTAL

SCALE 1"=30'

15' 15' 30'



**PROPERTY INFORMATION**

LOT 24 BLOCK 1

SUBDIVISION:  
 CREEKSIDE AT CROSS CREEK RANCH SECTION 3

**RECORDING INFO:**  
 PLAT NO. 20100059, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS

**BORROWER:**  
 ELIZABETH O'CONNELL

**TITLE CO.**  
 CHICAGO TITLE/EXECUTIVE TITLE CO. LTD.

G.F.# ETH1001500 G.F. DATE: 12-07-10

**SURVEYED FOR:**  
 PERRY HOMES, LLC

**DRAWING INFORMATION**

TRI-TECH JOB NO: Y18771-10  
 CLIENT JOB NO: N/A  
 DRAWN BY: WIDJAJA  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: SEE REVISIONS

**FLOOD INFORMATION**

F.I.R.M. NO: 48157C PANEL: 0100J  
 REVISED DATE: 1-3-97 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 "BROWN & GAY", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 2' 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 DENIED PER PLAT NO. 20100059, P.R.F.B.C.T.X., P.R.C. FILE NOS. 2005003006, 2007001834, 2008019552, 2010051811, 2010084354.

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 FORT BEND), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

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

**REVISIONS**

NO.	DATE	REASON	BY
1	10-24-10	FORM SURVEY	GUN
2	12-18-10	FINAL SURVEY	T DAVID

**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 thereon, indicated hereon.

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

© 2010, TRI-TECH SURVEYING COMPANY, L.P.

12-27-10

**RALPH C. HILTON**  
 5797  
 PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION