

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

Date: _____

GF No. _____

Name of Affiant(s): Dean Milton Murdock, Minhye K Murdock

Address of Affiant: 24802 Montclair Creek Ct., Richmond, TX 77406

Description of Property: SENDERO TRACT SEC 4, BLOCK 2, LOT 17

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 June 14, 2018 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:) A 10x14 Pergola Covered Outside Dining Area

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.

[Handwritten signature]



SWORN AND SUBSCRIBED this 28 day of July, 2021

Notary Public

(TXR-1907) 02-01-2010

***CITY ORDINANCES**
****RESTRICTIVE COVENANTS**
*****BUILDER GUIDELINES**
 () RECORD INFORMATION

I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

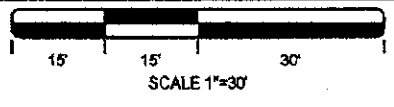
FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

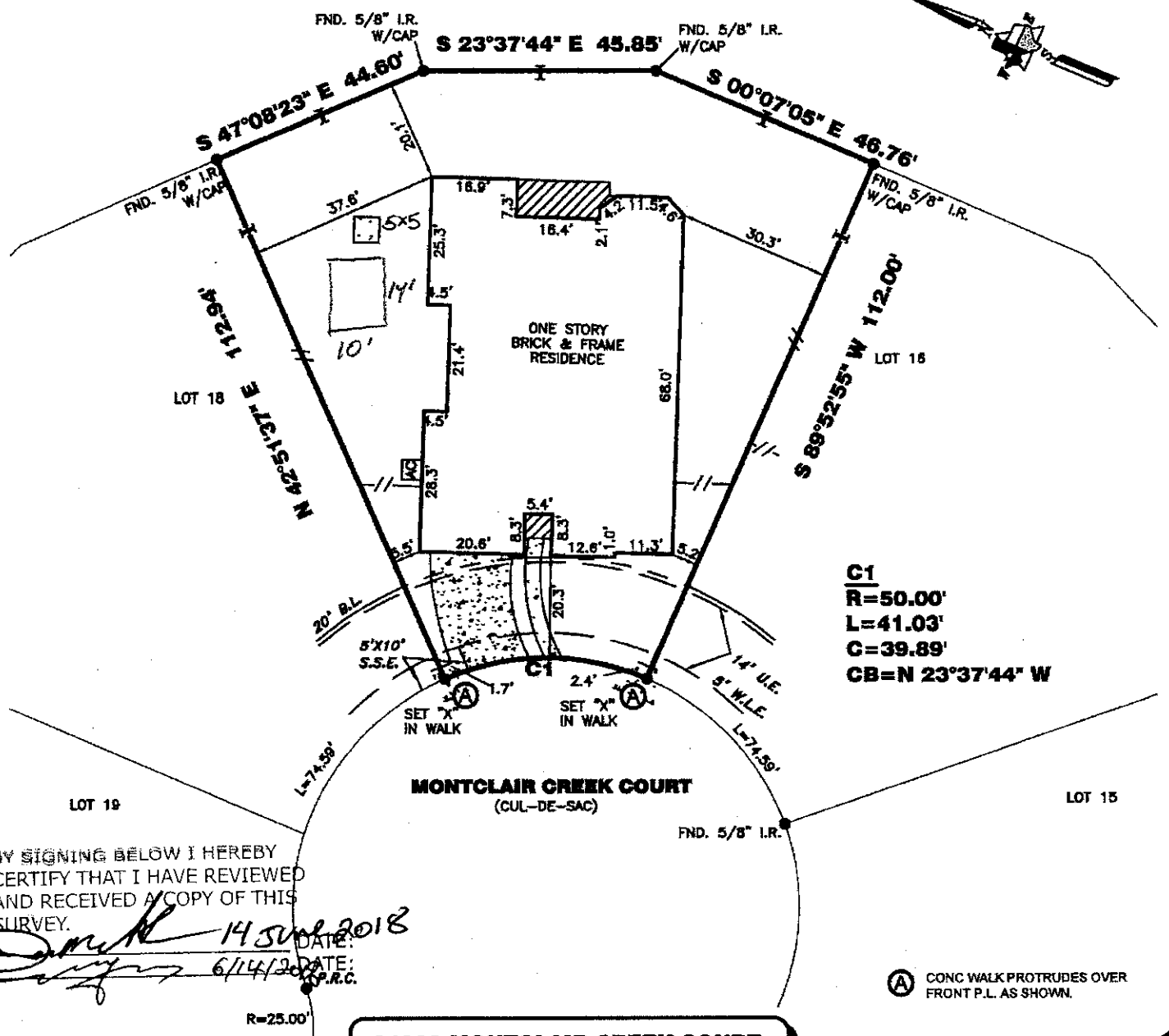
M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

— I — IRON FENCE
 — X — WIRE FENCE
 — // — WOOD FENCE
 — / — CHAIN LINK FENCE
 — — — BUILDING LINE (B.L.)
 — — — EASEMENT LINE
 — — — AERIAL EASEMENT (A.E.)

CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER



SENDERO TRACT
 SEC. 2
 PLAT NO. 20160174
 F.B.C.P.R.
 RESTRICTED RESERVE "A"



BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE REVIEWED AND RECEIVED A COPY OF THIS SURVEY.

[Signature] DATE: 14 June 2018
[Signature] DATE: 6/14/2018
 P.R.C.

24802 MONTCLAIR CREEK COURT

PROPERTY INFORMATION

LOT 17 BLOCK 2

SUBDIVISION:
SENDERO TRACT SEC 4

RECORDING INFO:
PLAT NO. 20170120, PLAT RECORDS, FORT BEND COUNTY, TEXAS

BORROWER:
DEAN MURDOCK AND MINHYE MURDOCK

TITLE CO.
CAREFREE TITLE AGENCY, INC.

G.F.# HOU-25222 G.F. DATE: 04-20-18

SURVEYED FOR:
MERITAGE CORP/LEGACY & HAMMONDS HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: L16344-17

CLIENT JOB NO: 65145110167

DRAWN BY: RSR

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 02-07-18

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0110L

REVISED DATE: 04-02-14 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 "COSTELLO INC." UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 20' 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 FEM CODE 20170120, H.L.P.E.B.O.T.K., F.B.C.C. FILE NOS. 2005022891, 20050748169, 2014132483, 2015072653, 2016076935, 2016080140, 2017001382, 2017063034, 2017132264.

G.O.H. ORDINANCE 85-1878 PER H.C.C.F. # H-28388 AND C.O.H. ORDINANCE 86-0312 PER H.C.C.F. # H-337875 AND AMENDED BY C.O.H. ORDINANCE 1988-382.

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

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

REVISIONS

DATE	REASON	BY
05-14-18	FINAL SURVEY	SM

TRI-TECH SURVEYING COMPANY, L.P.

10401 WEBSTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800

www.tritechtx.com TBPLS #10115900

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 SURVEYOR'S SEAL AND SIGNATURE. © 2018 TRI-TECH SURVEYING COMPANY, L.P.

