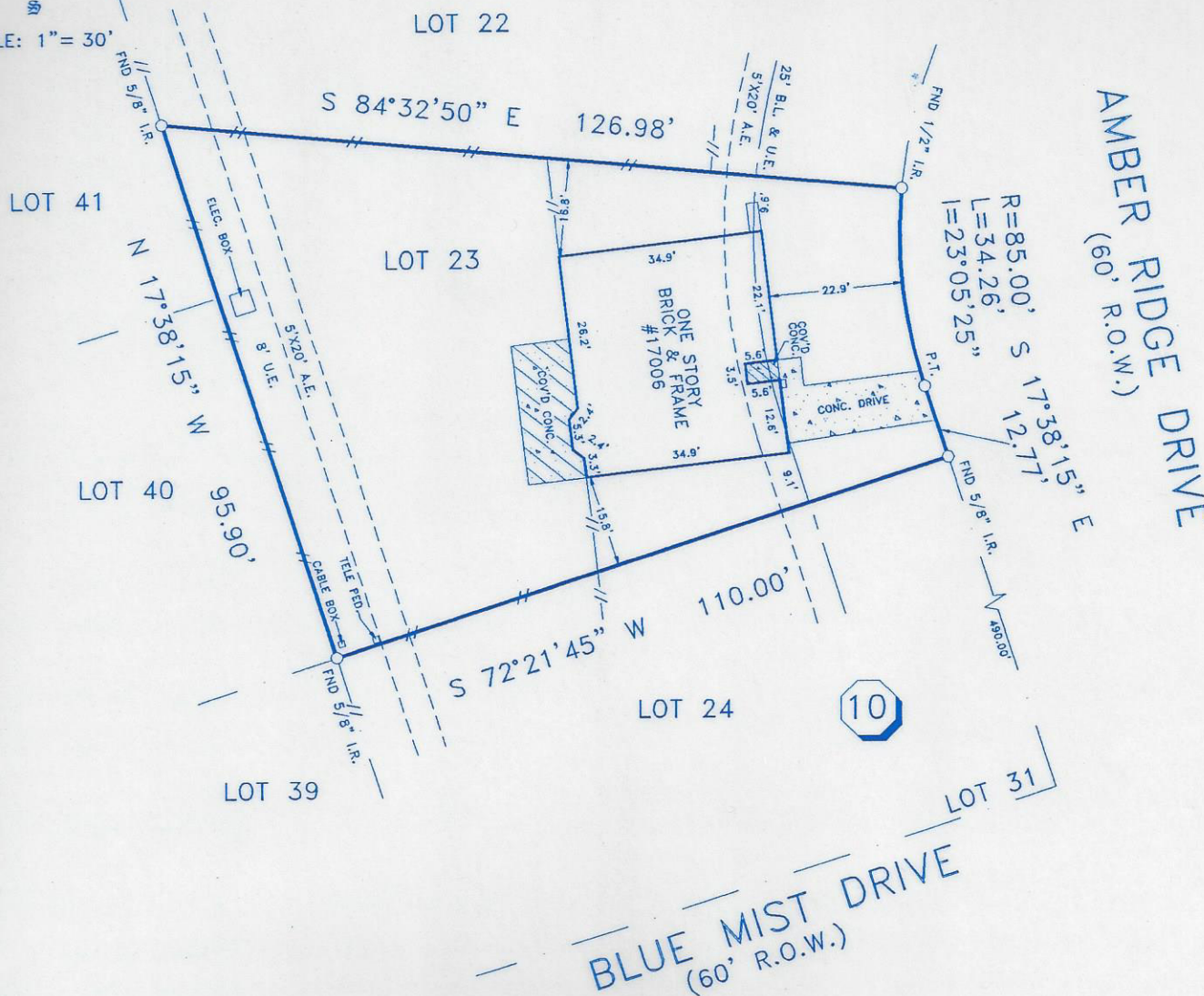




SCALE: 1" = 30'



- NOTES:
- 1.) -//- DENOTES WOODEN FENCES.
  - 2.) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 22, PG. 32, F.B.C.M.R. AND VOL. 839, PG. 756 AND VOL. 903, PG. 1, F.B.C.D.R.
  - 3.) HOUSTON LIGHTING AND POWER COMPANY SERVICE AGREEMENT BY VOL. 846, PG. 694, F.B.D.R.
  - 4.) CABLE T.V. SERVICE AGREEMENT BY VOL. 904, PG. 689, F.B.D.R.
  - 5.) PORTION OF THE HOUSE IS WITHIN THE 25' B.L. & U.E. AS SHOWN.
  - 6.) HOUSE IS NOT WITHIN AERIAL EASEMENT.

BUYER'S ACKNOWLEDGMENT  
 ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
 FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.  
 THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 225899

LOT 23	BLOCK 10	SECTION 1	SUBDIVISION PHEASANT CREEK		This lot <u>DOES NOT</u> lie in the 100 year flood plain and is in Flood Zone <u>ZONE "X"</u> as located by National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) Community Panel Number <u>481520 0120J</u> dated <u>1-3-97</u>
RECORDATION VOL. 22, PG. 32, F.B.C.M.R.		COUNTY FORT BEND	STATE TEXAS	SURVEY -	
LENDER CO. FROST BANK		TITLE CO. CHICAGO TITLE COMPANY			

PURCHASER KAREN R. MCNIEL	JOB NO. 24191K
ADDRESS 17006 AMBER RIDGE DRIVE, SUGAR LAND, TEXAS	



The Windrose Survey Co.

FIELD WORK	6-24-98	A.M.
DRAFTED BY	6-25-98	E.A.O.
CHECKED BY	6-25-98	W.P.
KEY MAP NO.	567G	

REVISION	



I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown.

THE WINDROSE SURVEY COMPANY  
 11301 Richmond Ave., Suite K105  
 Houston, Texas 77082  
 TEL. (281) 558-8006 FAX (713) 461-1151



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

Date: January 7, 2022 GF No. \_\_\_\_\_  
Name of Affiant(s): Karen Hilton and Scott Hilton  
Address of Affiant: 17006 Amber Ridge Drive, Sugar Land, TX 77498  
Description of Property: PHEASANT CREEK SEC 1, BLOCK 10, LOT 23  
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 29, 1998 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.

Scott Hilton  
Karen Hilton

SWORN AND SUBSCRIBED this 7 day of January, 20 22.

[Signature]

Notary Public  
(TXR 1907) 02-01-2010

