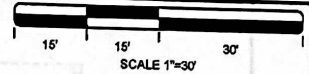
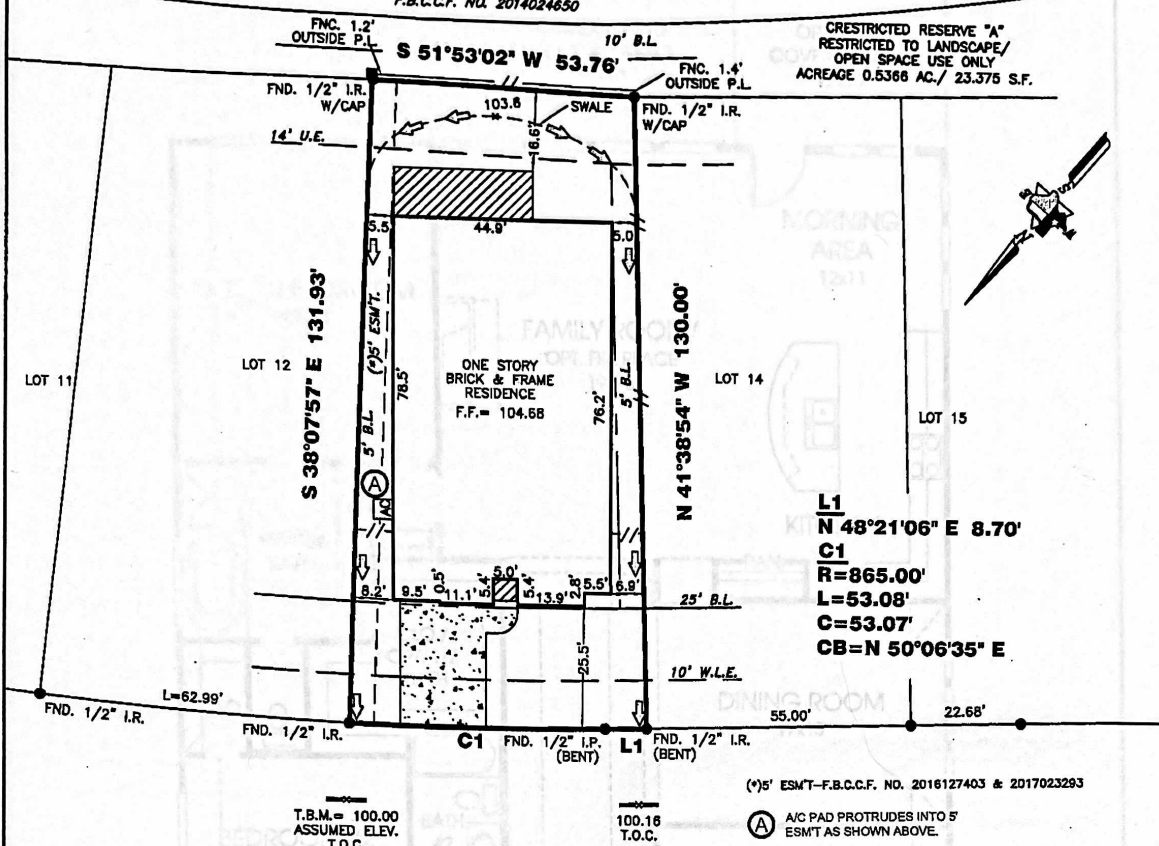


- *CITY ORDINANCES
- **RESTRICTIVE COVENANTS
- ***BUILDER GUIDELINES
- () RECORD INFORMATION
- CONCRETE
- COVERED
- SOD
- BRICK
- AC PAD
- ELEC. BOX
- UTIL. PED.
- MANHOLE
- WATER METER
- LEGEND
- M.U.E. = MUNICIPAL UTILITY ESMT.
- S.S.E. = SANITARY SEWER ESMT.
- W.L.E. = WATERLINE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- BUILDING LINE (B.L.)
- EASEMENT LINE
- AERIAL EASEMENT (A.E.)



REMAINDER OF
CALLED 174.4 ACRES
CCR LOAN SUBSIDIARY I, L.P.
F.B.C.C.F. NO. 2014024650



RESTRICTED RESERVE "A"
RESTRICTED TO LANDSCAPE/
OPEN SPACE USE ONLY
ACREAGE 0.5366 AC./ 23,375 S.F.

L1
N 48°21'06" E 8.70'
C1
R=865.00'
L=53.08'
C=53.07'
CB=N 50°06'35" E

(*)5' ESMT-F.B.C.C.F. NO. 2016127403 & 2017023293

(A) AC PAD PROTRUDES INTO 5' ESMT AS SHOWN ABOVE.

T.B.M. = 100.00
ASSUMED ELEV.
T.O.C.

100.16
T.O.C.

SYCAMORE FALLS LANE
(60' R.O.W.)

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

FINAL LOT GRADE COMPLETE
NOTE: SOD IN FRONT YARD
SOD IN BACK YARD
SWALE IN BACK YARD

28511 SYCAMORE FALLS LANE

PROPERTY INFORMATION

LOT 13 BLOCK 1

SUBDIVISION:
CREEK FALLS AT CROSS CREEK RANCH, SECTION 9

RECORDING INFO:
PLAT NO. 20160199, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

BORROWER:
JONATHAN CRITTENDEN AND TARA CRITTENDEN

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

G.F.# ETH1800053 G.F. DATE: 01-03-18

SURVEYED FOR:
PERRY HOMES, LLC

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 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 PLAT NO. 20180198, M.F.B.O.T.L., F.B.C.C. FILE NOS. 2008039592, 2008054441, 201200437, 201200540, 201200549, 201200845, 201200844, 201201897, 2012097037, 201208885, 201210541, 2012129277, 2013141785, 2013146782, 2013012840, 201309357, 2013081103, 2013047330, 201300023, 201312270, 201312988, 2014058112, 201413040, 2015081948, 2015081974, 201606026, 201509287, 201509291, 201510043, 201511101, 2015135598, 201607782, 2016081181, 201672799, 201722001.

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 DEED IN COINCIDENCE 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 FULSHEAR, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

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

TRI-TECH
SURVEYING COMPANY, L.P.

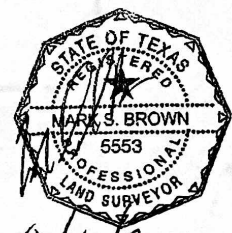
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

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
ENGESSED SURVEYORS SEAL AND SIGNATURE.
© 2018 TRI-TECH SURVEYING COMPANY, L.P.



DRAWING INFORMATION

TRI-TECH JOB NO: Y28688-17

CLIENT JOB NO: N/A

DRAWN BY: ABD

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 06-07-17

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0105L

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.

REVISIONS

DATE	REASON	BY
10/11/17	FINAL	JVG
1.18.18	ADD BUYER	TDA

06/12/2018
SURVEYOR REGISTRATION

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

Date: 8/3/22 GF No. _____

Name of Affiant(s): Tara Crittenden

Address of Affiant: 28511 Sycamore Falls Ln, Fulshear, TX 77441-1825

Description of Property: Creek Falls at Cross Creek Ranch Sec 9, Blk 1, Lot 13
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 January 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:) NONE

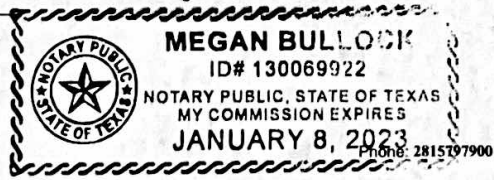
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Tara Crittenden

SWORN AND SUBSCRIBED this 3 day of August, 2022

Megan Bullock
Notary Public



(TXR-1907) 02-01-2010