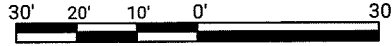


ADDRESS: 3403 PARKER TRACE DRIVE

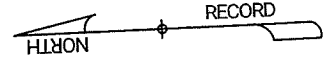
AREA: 10,955 S.F. ~ 0.25 ACRES

PLAT NO. 20200253

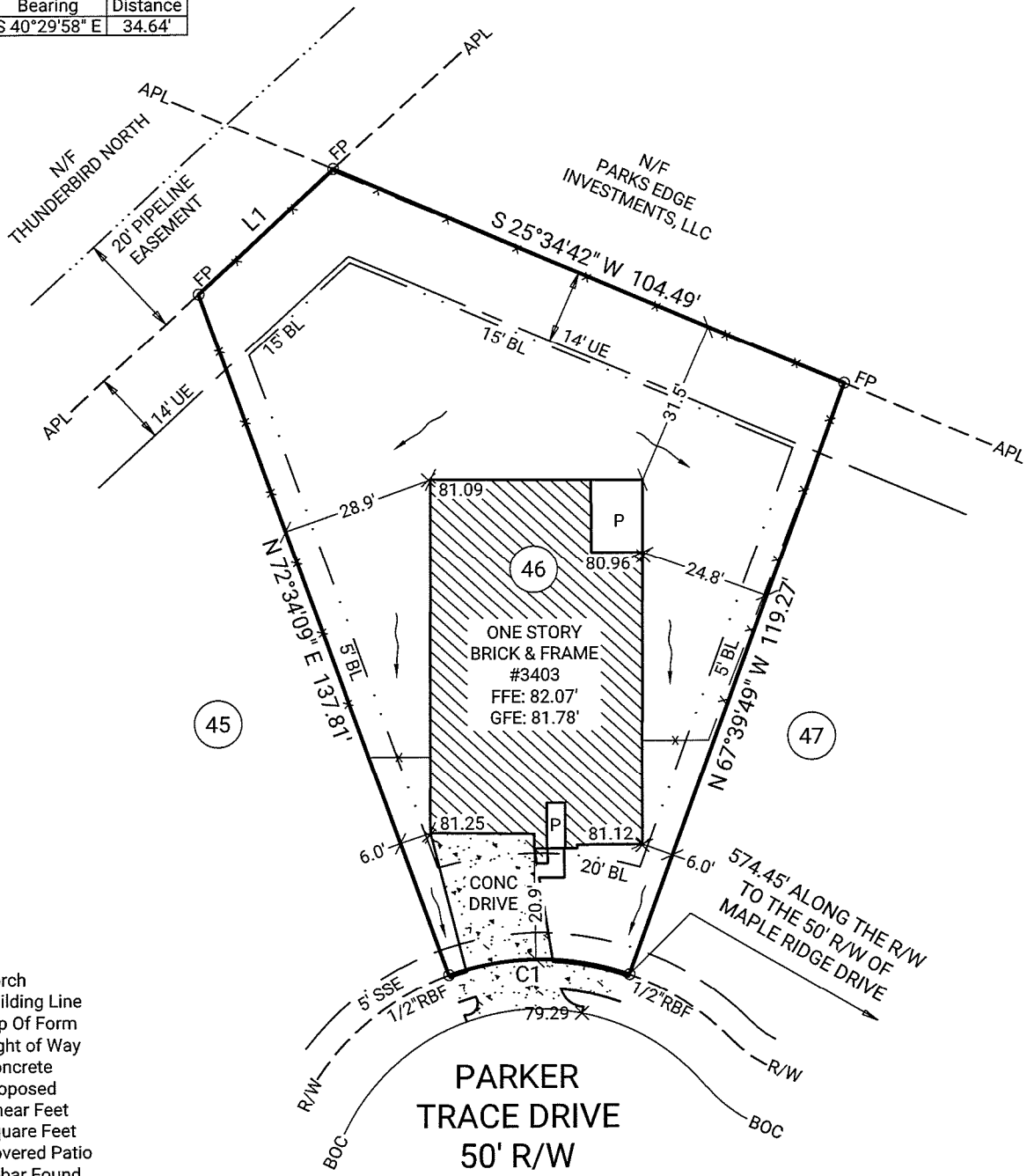
MFE: 74.86'



GRAPHIC SCALE: 1" = 30'



Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	34.70'	34.01'	N 02°27'10" E
Line	Bearing	Distance		
L1	S 40°29'58" E	34.64'		



LEGEND

- P Porch
- BL Building Line
- TOF Top Of Form
- R/W Right of Way
- CONC Concrete
- PROP Proposed
- LF Linear Feet
- SF Square Feet
- CP Covered Patio
- RBF Rebar Found
- RBS Rebar Set
- FP Fence Post
- X- Proposed Fence
- N/F Now or Formerly
- UE Utility Easement
- DE Drainage Easement
- WLE Waterline Easement
- SSE Sanitary Sewer Easement
- FFE Finished Floor Elevation
- GFE Garage Floor Elevation
- MFE Minimum Floor Elevation
- APL Approximate Property Line
- BOC Back of Curb

The Murphree 12/29/2021

COMMON PRIVACY FENCE CONSTRUCTED BY BUILDER

GENERAL NOTES: This property is subject to additional easements or restrictions of record. Carter & Clark Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. Utility easement has not been field verified by surveyor. contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet. The field data upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica TS13 Robotic Total Station.

SUB: PARKS EDGE PH: 10
 LOT: 46 BLOCK: 1
 City of Missouri City, Fort Bend County, Texas

SURVEY FOR:



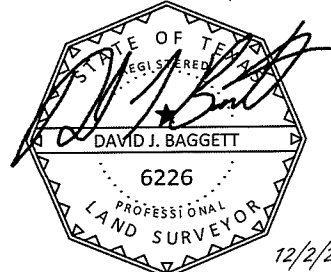
FIELD WORK DATE: 12/01/2021
 20211110459 DRH (HOU S) FC: BC



SURVEYORS ■ PLANNERS ■ ENGINEERS

3090 Premiere Parkway, Suite 600
 Duluth, GA 30097
 866.637.1048
 www.carterandclark.com
 FIRM LICENSE: 10193759

In my opinion, this plat is a correct representation of the land platted and has been prepared within the minimum standards and requirements of law.



12/2/2021

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

Date: 07/11/2022 GF No. _____
Name of Affiant(s): Kane Maertz
Address of Affiant: 3403 Parker Trace Drive, Missouri City, TX 77459
Description of Property: 3403 Parker Trace Drive, Missouri City, TX 77459
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 07/11/2022 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.

Kane Maertz

SWORN AND SUBSCRIBED this 11th day of July, 2022.

Sharon Mcelrath

Notary Public

(TXR 1907) 02-01-2010

