

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

Date: 6/21/23

GF No. \_\_\_\_\_

Name of Affiant(s): Mark Mann

Address of Affiant: 8810 Winningham Ln, Houston, TX 77055

Description of Property: Lot 1, Block 4, Fulbrook SEC 3A - 31527 Blue Heron Ln

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 February 23, 2021 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.

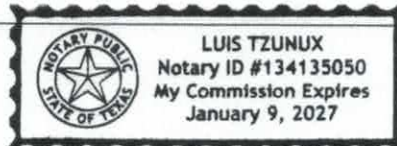
EXCEPT for the following (If None, Insert "None" Below:) None

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.

[Signature]  
**Mark Mann**

SWORN AND SUBSCRIBED this 21st day of June, 2023  
Luis Tzunux  
Notary Public

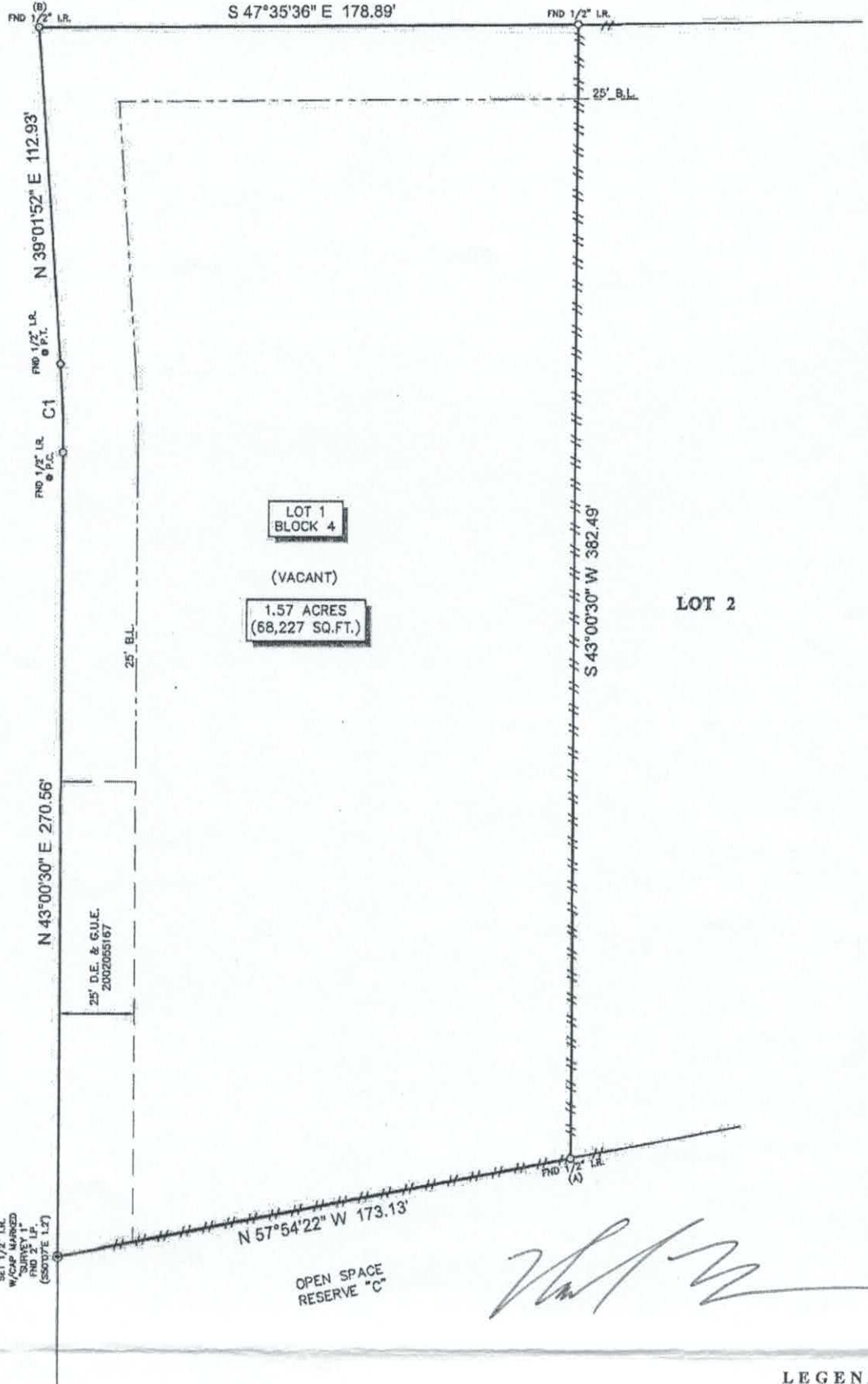


(TXR-1907) 02-01-2010

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	435.00'	30.20'	N 41°01'11" E	30.19'



**BLUE HERON LANE**  
(70' R.O.W.)



**UPPER OXBOX TRACE**  
(70' R.O.W.)

**LOT 1  
BLOCK 4**

(VACANT)

**1.57 ACRES  
(68,227 SQ.FT.)**

**LOT 2**

OPEN SPACE  
RESERVE "C"

**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON FEBRUARY 2, 2021, UNDER G.F. NO. CTH-KT-CIT2173740250.
8. AGREEMENT UNDERGROUND ELECTRIC SERVICE EXECUTED BY HELIANT ENERGY INCORPORATED, A TEXAS CORPORATION RECORDING DATE JULY 22, 2002 RECORDING NO. UNDER FORT BEND COUNTY CLERK'S FILE NO(S), 200207742B.

**LEGEND**

BL	=	BUILDING LINE
D.G.E.	=	DRAINAGE UTILITY EASEMENT
- - -	=	FENCE
- H - H -	=	WOOD

**LEGAL DESCRIPTION:** LOT 1, IN BLOCK 4, OF FULBROOK, SECTION THREE "A", A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2174/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**CLIENT:** MARK MANN      **ADDRESS:** 31527 BLUE HERON LANE



**SURVEYORS CERTIFICATE:**  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 12, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLETES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.

*Richard Fussell*  
RICHARD FUSSELL  
RPL 4148



**TITLE COMPANY:**

**Chicago Title**

281-398-3036

G.F. # CTH-KT-CIT2173740250      ISSUE DATE: FEBRUARY 2, 2021

www.survey1inc.com      FIELD CREW: CD      TECH: SF      DATE: FEB. 12, 2021

survey1@survey1inc.com      DRAFTER: MC(V)      FINAL CHECK: LT      JOB# 2-93346-21

Firm Registration No. 100758-03      P.O. Box 2543 | Ayni, TX 77512      (281)393-1382 | Fax (281)393-1383

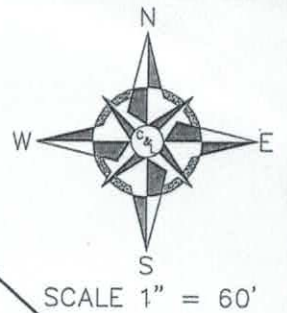
**Survey 1, Inc.**  
Your Land Survey Company



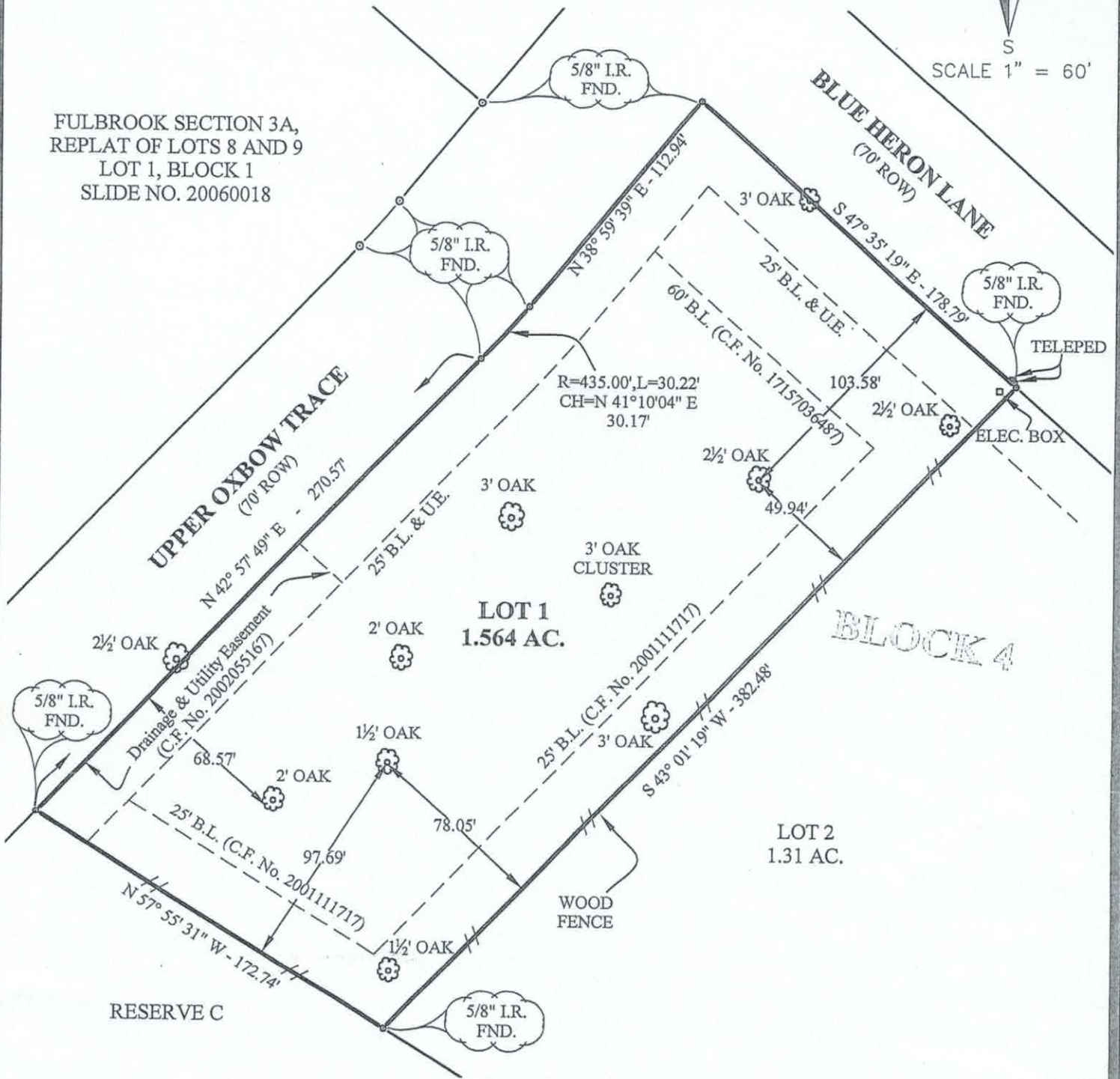
This tract is subject to agreement for installation, operation, and maintenance of underground/overhead electrical services recorded in Clerk's File No. 2002077428.

# Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors  
 1350 Ave. D / Katy, Texas 77493 / (281) 391-0173  
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FULBROOK SECTION 3A,  
 REPLAT OF LOTS 8 AND 9  
 LOT 1, BLOCK 1  
 SLIDE NO. 20060018



This survey relies on record data furnished by Stewart Title Company dated June 27, 2017, File No. 17157036487.

This property is not in the 100 year Flood Plain, according to the Fort Bend County, Texas Flood Plain Map Community Panel No. 480228 0095 L dated April 2, 2014.

All bearings recited hereon are based on the Southeast right-of-way line of Upper Oxbow Tract and Northwest line of this tract running North 42° 57' 49" East.

This tract is subject to an easement for drainage purposes extending twenty feet on each side of the centerline of all natural drainage courses, as reflected by the plat recorded in/under Slide No. 2174/A, M.R.F.B.C.

## PLAT OF SURVEY

The Undersigned does certify that the above is an accurate plat of the property known as 31527 Blue Heron Lane, and being Lot 1, Block 4, Fulbrook Section 3A, the correct map of which is recorded in Slide No. 2174/A of the Map Records of Fort Bend County, Texas. This plat represents a survey on the ground, at which time there were no discrepancies, conflicts, encroachments, or easements on the ground except as shown hereon.

The Undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in June, 2017 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.



*David Leyendecker*

For Clay & Leyendecker, Inc.  
 David Leyendecker, R.P.L.S.  
 Texas Registration No. 2085

Scale: 1" = 60'  
 Date: 06-28-17  
 Dwn. By: BR/JL  
 File: 17-120 (10-067)  
 (COORD. FILE: 05-180)

This survey is valid only with an original signature.