

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

Date: 5/28/24 GF No. \_\_\_\_\_  
Name of Affiant(s): Jenika Cleckley  
Address of Affiant: Jonathan Cleckley  
Description of Property: LT 1 BLK 1 BRECKENRIDGE WEST SEC 2  
County, Harris, 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 2020 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):

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.

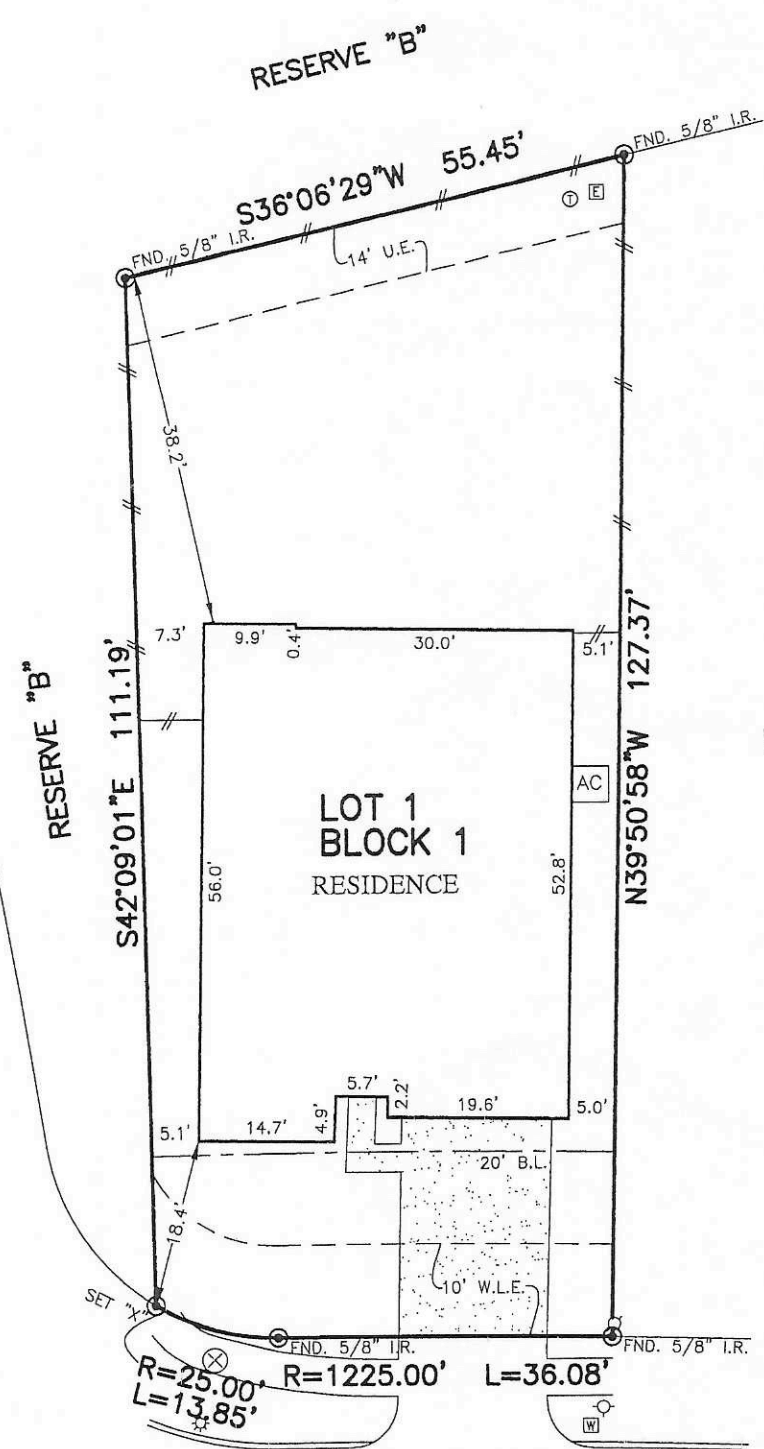
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Jonathan Cleckley  
Jenika Cleckley  
Jonathan & Jenika  
SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_



FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊡ PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	⊕ TELEPHONE PEDESTAL
WOODEN FENCE	B.G.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊙ GAS METER
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	⊖ CABLE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE	⊗ WATER METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	⊕ FIRE HYDRANT	⊙ MONUMENT
	PROP. PROPOSED	P.V.T. PRIVATE I.R. IRON ROD	⊕ MONUMENT	⊙ GUY ANCHOR
	ELEV. ELEVATION	FND. FOUND	I.P. IRON PIPE	⊕ MANHOLE & INLET
				⊖ VAULT



2458  
SUTTON HOLLOW COURT  
(50' R.O.W.)

PLAT OF SURVEY  
SCALE: 1" = 20'

NOTES:  
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.  
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.  
 3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE Co. UNDER G.F. No 150-190208614.  
 4. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER DOC. No. RP-2019-366894.  
 5. SHORT FORM BLANKET ESMT. PER DOC. NO. RP-2019-430623.

FOR: DR HORTON  
ADDRESS: 2458 SUTTON HOLLOW

LOT 1, BLOCK 1,





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County Harris, Texas

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Jenika Cleckley  
Jenika Cleckley  
Jonathan Cleckley  
Jonathan Cleckley

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
(TXR 1907) 02-01-2010

ALPOINTS LAND SURVEY, INC. - 1515 WITTE ROAD - HOUSTON, TEXAS 77080 - PHONE: 713-468-7707 - T.B.P.L.S. # 10122600

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

DATE: \_\_\_\_\_

EFFECTIVE DATE: 10/16/2013

48201C0270M

COMMUNITY PANEL: \_\_\_\_\_

FLOOD ZONE: X

FOR: DR. HORTON

ADDRESS: 2458 SUTTON HOLLOW

COURT DR. 199901

ALLPOINTS JOB#: \_\_\_\_\_

G.F.: 150-190208614

JOB: \_\_\_\_\_

LOT 1, BLOCK 1, BRECKENRIDGE WEST, SECTION 2, HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 31TH DAY OF MARCH, 2020.

*Lawrence W. Borski*

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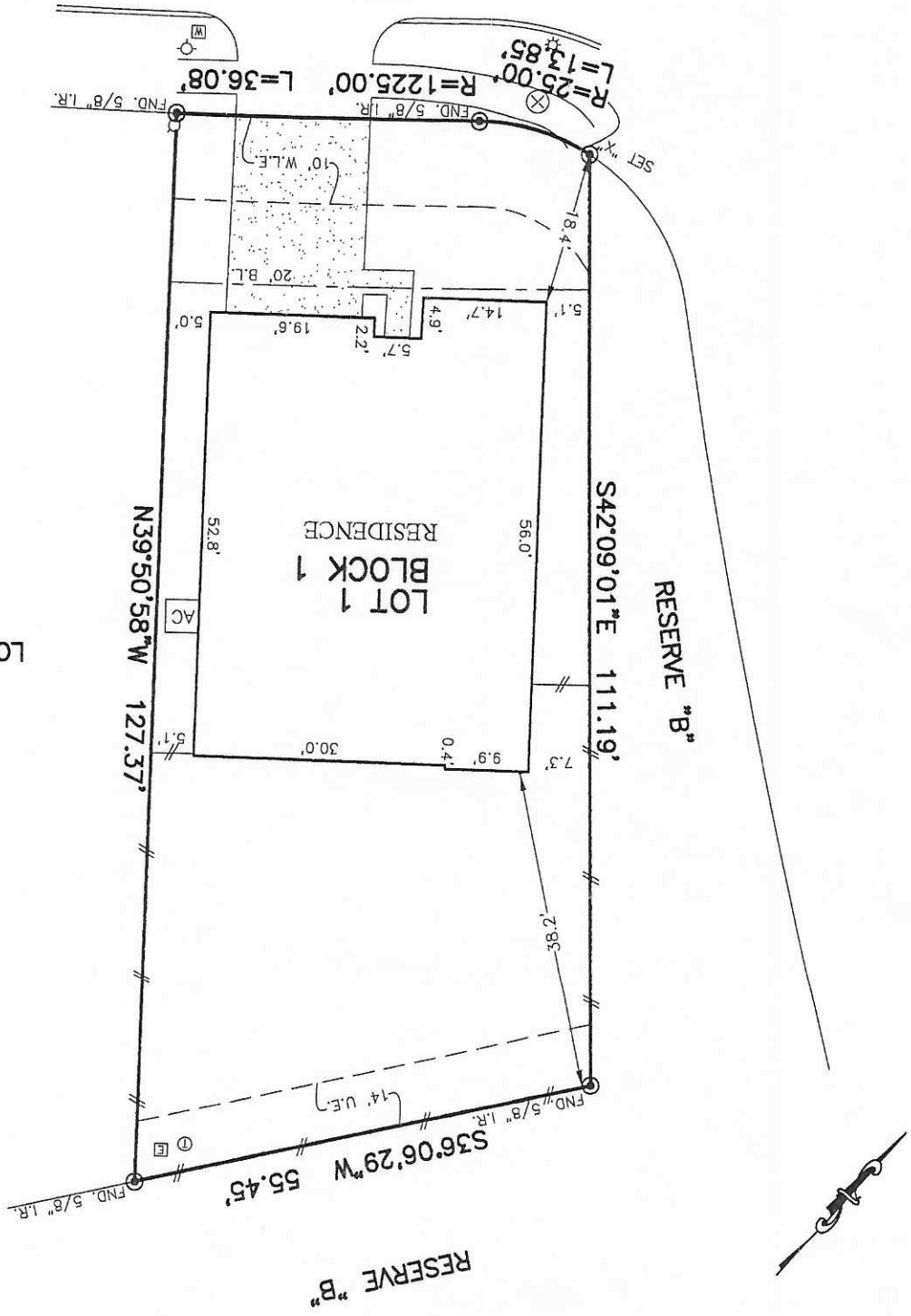


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- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO. UNDER G.F. No. 150-190208614.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER DOC. No. RP-2019-366694.
- SHORT FORM BLANKET ESMT. PER DOC. NO. RP-2019-430623.

PLAT OF SURVEY  
SUTTON HOLLOW COURT  
(50' R.O.W.)  
2458

SCALE: 1" = 20'



BL. (FD)	FRONT LOAD BUILDING LINE	U.E.	UTILITY EASEMENT	U.V.E.	UNOBSTRUCTED VISIBILITY EASEMENT
BL. (SI)	SWING IN BUILDING LINE	W.L.E.	WATER LINE EASEMENT	M.A.C.C.E.	MAINTENANCE & ACCESS EASEMENT
BL. (CG)	CAR BUILDING LINE	W.L.E.	WATER LINE EASEMENT	A.C.C.E.	ACCESS EASEMENT
G.B.L.	GARAGE BUILDING LINE	S.S.E.	STORM SEWER EASEMENT	A.E.	AERIAL EASEMENT
(B.G.)	BUILDER GUIDELINES	R.O.W.	RIGHT-OF-WAY	D.E.	DRAINAGE EASEMENT
F.F.	FINISHED FLOOR	P.A.E.	PRIVATE ACCESS EASEMENT	E.E.	ELECTRIC EASEMENT
EXT.	EXTENDED	P.U.E.	PRIVATE UTILITY EASEMENT	P.V.E.	VALVE
PROP.	PROPOSED	P.V.T.	PRIVATE	F.N.D.	FOUND
ELEV.	ELEVATION	I.P.	IRON PIPE	I.F.	IRON ROD
CHAIN LINK FENCE					
WROUGHT IRON FENCE					
WOODEN FENCE					
EASEMENT					
BUILDING LINE					
PROPERTY LINE					
FLATWORK					
MANHOLE					
GRATE DRAIN					
PAD MOUNTED TRANSFORMER					
FIBER OPTIC					
ELECTRIC BOX					
LIGHT POLE					
ACCESS EASEMENT					
AERIAL EASEMENT					
DRAINAGE EASEMENT					
ELECTRIC EASEMENT					
VALVE					
WATER VALVE					
TIRE HYDRANT					
MONUMENT					
POWER POLE					
GUY ANCHOR					
WATER METER					
CABLE PEDESTAL					
GAS METER					
TELEPHONE PEDESTAL					
MANHOLE & INLET					
VAULT					

