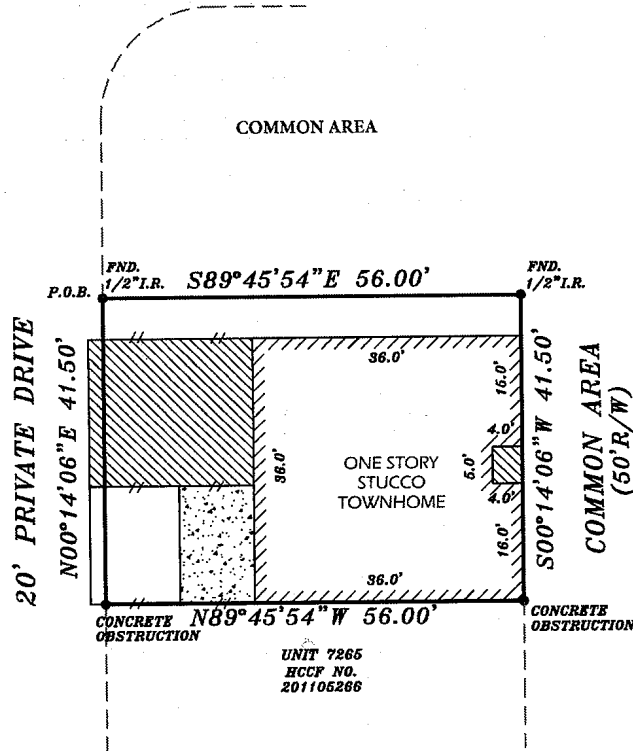


**NOTES:**

1. BEARINGS ARE BASED ON RECORDED PLAT.
2. ANY AND ALL DEED RESTRICTIONS AND/OR COVENANTS OF RECORDS. (SEE TITLE COMMITMENT, SCHEDULE B)
3. TEXAS STAR SURVEYING ASSUMES NO RESPONSIBILITY FOR THE REVIEW OR INTERPRETATION OF ANY EXISTING RESTRICTIONS AND/OR COVENANTS.
4. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.
5. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
6. "CM" - CONTROLLING MONUMENT.



**CHASEWOOD DRIVE**



**SITE SUBJECT TO:**

1. RESTRICTIVE COVENANTS LISTED AS SET FORTH IN VOLUME 11, PAGE 5 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; BY INSTRUMENT(S) RECORDED IN VOLUME 589, PAGE 632 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; AND FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO(S). 2000000014, 2000010639, 2002049601, 2004011817, 2004020782, 2004043251, 2004139944, 2007001825, 2007001828, 2011055525, 2012003843, 2012003644, 2012003645, 2012003646, 2012003647, 2012003648, 2012003649, 2012003650, 2013136696, 2015021100, 2015021101, 2015080054, 2015090053, 2015102416, 2015102417, 2016011763
2. AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRIC SERVICE - VOL. 589, PG. 584 O.P.R.H.C.

**BORROWER: RONALD JONES**  
**ADDRESS: 7267 CHASEWOOD DRIVE, HOUSTON - TEXAS 77035**

**LEGAL DESCRIPTION: ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF RESERVE "A", OF WILLOW PARK SUBDIVISION SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 5, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING ALSO OUT OF BUILDING SITE NO. 32, OF BRIARGATE PLANNED UNIT DEVELOPMENT, AN UNRECORDED SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SAME RECORDED IN VOLUME 589, PAGE 632, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS**

*This DOES NOT lie in the 100 year flood plain and is in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 48157C0305M dated 01-29-2021. No responsibility assumed for Flood Plain Determination or Floodway.*

**LENDER:**

**TITLE COMPANY: PLATINUM TITLE**

*I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in C.F. No. 22-70260-1. This survey is certified for this transaction only.*

**C.F. NO. 22-70260-1**

**SCALE: 1"=20'**

**DATE: 04-13-2022**

**JOB NO.**

**DRAFTED BY: CDS**



*David Hoskins*

**TEXAS STAR SURVEYING**  
 P.O. BOX 890433, HOUSTON, TEXAS 77289  
 PHONE (281) 931-8414 FAX (281) 486-0842  
 STATE OF TEXAS REG. FIRM NO. 10137800

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

Date: 6-4-24 GF No. \_\_\_\_\_

Name of Affiant(s): Pinnacle Premier Properties, Inc

Address of Affiant: 2825 Wilcrest, suite 570, Houston, TX 77042

Description of Property: 7267 Chasewood Dr., Missouri City, TX 77489

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 4-17-22 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):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

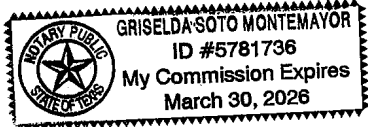
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

[Signature]  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 4<sup>th</sup> day of June, 2024

[Signature]  
Notary Public



(TXR-1907) 02-01-2010