

2946 CONE FLOWER DRIVE
(50' R.O.W.)
28' CONCRETE PAVEMENT

APPROX. LOT COVERAGE:	36.98%
FENCE (LIN. FT.)	92.10
FRONT SOD:	304 SQ. YD.
BACK SOD:	84 SQ. YD.
TOTAL SOD:	388 SQ. YD.
CONC. PATIO	0 SQ. FT.
PRIVATE WALK	116 SQ. FT.
PUBLIC WALK	246 SQ. FT.
DRIVEWAY	334 SQ. FT.
IN-TURN	196 SQ. FT.
TOTAL PAVING:	892 SQ. FT.

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. THIS PLOT PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS, BUILDING LINES & OTHER MATTERS OF RECORD NOT SHOWN HEREON. SURVEYOR OR ALLPOINTS SERVICES CORP. IS NOT LIABLE FOR ANY DAMAGES THAT MAY INCUR IN ANY EVENT THE BUILDER BUILDS ANY IMPROVEMENTS CLOSER THAN 5.0' OR WITHIN AN EASEMENT.

PLOT PLAN
SCALE: 1 = 20'

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FOR: PULTE HOMES of TEXAS
ADDRESS:
2946 CONE FLOWER DRIVE
ALLPOINTS JOB #: PH84517
G.F.: ARM

LOT 3, BLOCK 2,
DEL WEBB-RICHMOND, SECTION 5,
PLAT NO. 20110167, PLAT RECORDS,
FORT BEND COUNTY, TEXAS



**ALLPOINTS
SERVICES CORP**
PHONE: 713-468-7707
FAX: 713-827-1861



ISSUE DATE: 8/27/2014

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

Date: _____

GF No. _____

Name of Affiant(s): Nancy K. Nettrour,

Address of Affiant: 2946 Cone Flower, Richmond, TX 77469

Description of Property: Lot 3, Block 2, Del Webb Richmond Section 5

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 TX, 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 8/27/14 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.

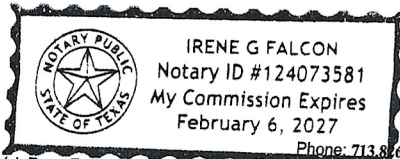
EXCEPT for the following (If None, Insert "None" Below:) WROUGHT IRON FENCE WAS ADDED TO THE BACK YARD JUNE, 2021

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.

Nancy K. Nettrour
Nancy K. Nettrour

SWORN AND SUBSCRIBED this 7 day of June, 2024
Irene G Falcon
Notary Public



(TXR-1907) 02-01-2010