

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 268.15' | 244.04'    | ---          | ---           | ---         |
| C2    | 268.15' | 244.04'    | 235.71'      | S 31°21'11" E | 52°08'42"   |

**SURVEYOR'S NOTE(S):**  
 BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

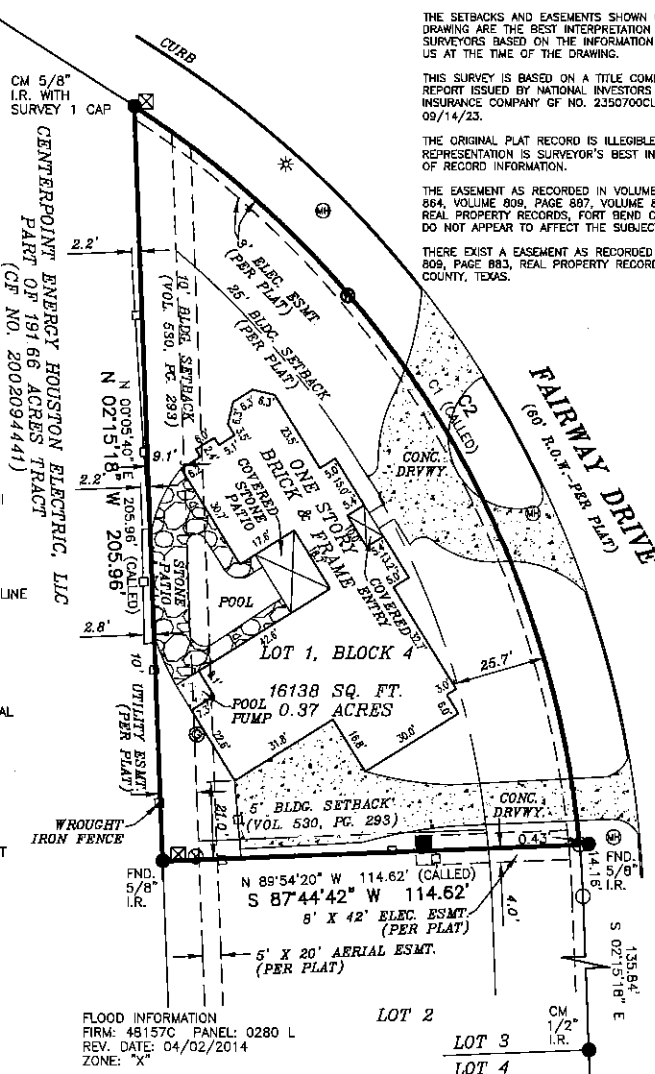
THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY OF NO. 2350700CL ISSUED ON 09/14/23.

THE ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

THE EASEMENT AS RECORDED IN VOLUME 774, PAGE 584, VOLUME 809, PAGE 887, VOLUME 880, PAGE 191, REAL PROPERTY RECORDS, FORT BEND COUNTY, TEXAS, DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

THERE EXIST A EASEMENT AS RECORDED IN VOLUME 809, PAGE 883, REAL PROPERTY RECORDS, FORT BEND COUNTY, TEXAS.

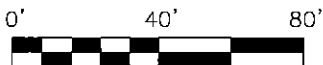


**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- IRON FENCE
- PROPERTY CORNER
- FOUND IRON ROD
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- WATER METER
- GAS METER
- TRANSFORMER
- LIGHT POLE
- MANHOLE
- CONTROL MONUMENT

**GRAPHIC SCALE**



FLOOD INFORMATION  
 FIRM: 48157C PANEL: 0280 L  
 REV. DATE: 04/02/2014  
 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to UNIVERSITY TITLE COMPANY and MAR-LAW CONSTRUCTION AND DEVELOPMENT LLC

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower/Owner: \_\_\_\_\_  
 Address: 2702 FAIRWAY DR., SUGAR LAND, TEXAS 77478 CF No. 2350700CL

**Legal Description of the Land:**  
 Lot 1, Block 4, Replat of Sugar Creek, Section One, an Addition to Fort Bend County, Texas. According to the Map or Plat thereof Recorded in Volume 7, Page 10, Map/Plat Records of Fort Bend County, Texas.

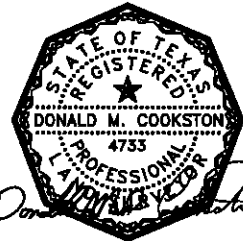
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 7, PAGE 10, MAP AND/OR PLAT RECORDS, FORT BEND COUNTY, TEXAS VOLUME 530, PAGE 293, VOLUME 533, PAGE 510, VOLUME 537, PAGE 342, VOLUME 539, PAGE 645, REAL PROPERTY RECORDS, FORT BEND COUNTY, TEXAS CCF NOS. 1959108991, 2001120870, 2011128665, 2012099712, 2012009713, 2012009714, 2013012312, 2013012313, 2013157093, 2021146309, 2021180762, 2022013774, 2023084042, REAL PROPERTY RECORDS, FORT BEND COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**LAND TITLE SURVEY**

| JOB NO.:     | NO.      | REVISION | DATE |
|--------------|----------|----------|------|
| 2309041367   |          |          |      |
| DATE:        | 09/26/23 |          |      |
| DRAWN BY:    | CP/AF    |          |      |
| APPROVED BY: | DMC      |          |      |



FIRM REGISTRATION NO. 10190700  
 DONALD MATT COOKSTON, R.P.L.S.  
 Registered Professional Land Surveyor  
 Registration No. 4733

**Overland Consortium Inc. Surveyors**  
 Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

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

Date: June 27, 2024

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

Name of Affiant(s): MAR LAW CONSTRUCTION & DEVELOPMENT

Address of Affiant: 2702 FAIRWAY DR, SUGAR LAND, TX 77478

Description of Property: SUGAR CREEK SEC 1, BLOCK 4, LOT 1, R/P

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.

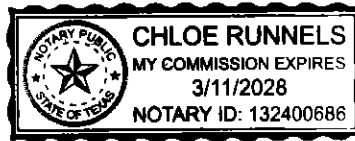
4. To the best of our actual knowledge and belief, since September 26, 2023 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary 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:) POOL HAS BEEN REMOVED

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.

DocuSigned by:  
[Signature]  
MAR LAW CONSTRUCTION & DEVELOPMENT



SWORN AND SUBSCRIBED this 27th day of June, 2024

[Signature]  
Notary Public  
**CHLOE RUNNELS**

(TXR-1907) 02-01-2010