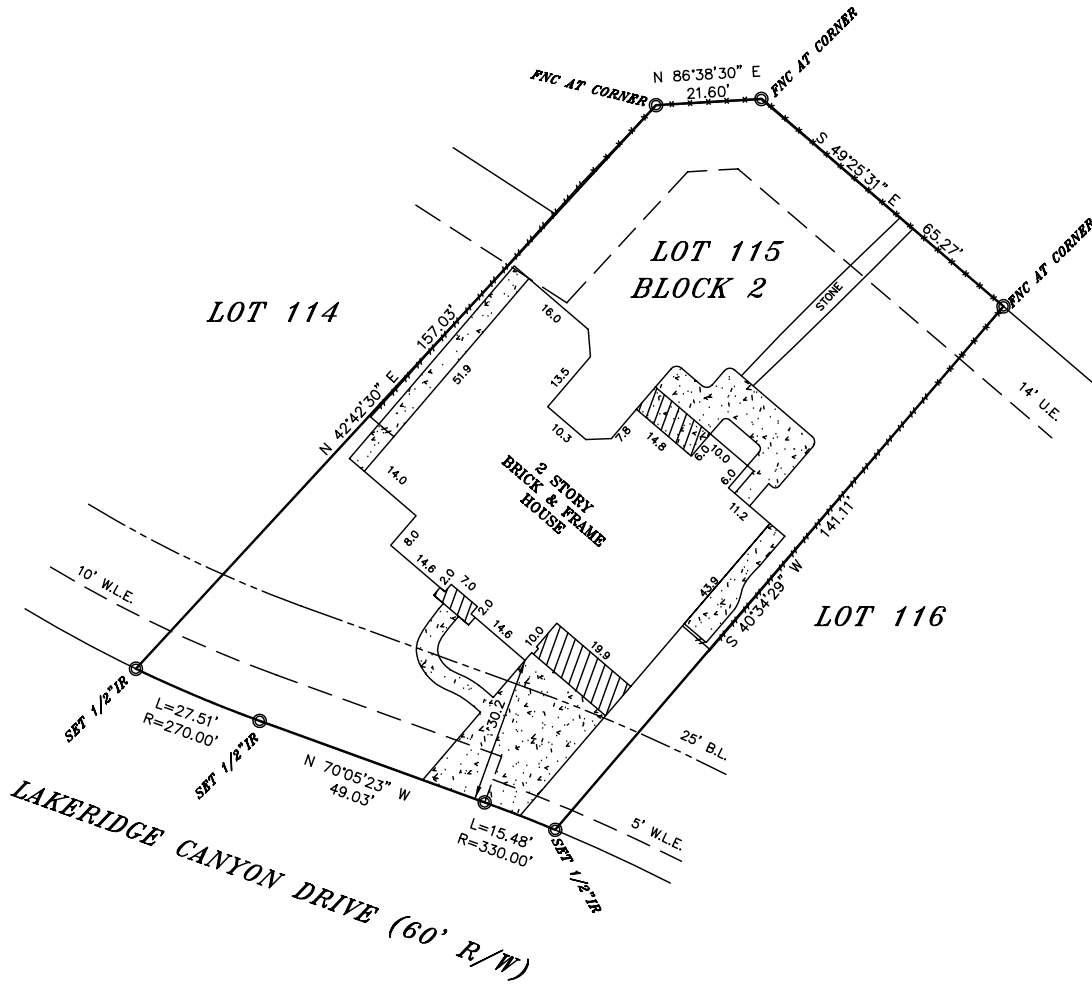


ADDRESS: 3811 LAKERIDGE CANYON DRIVE, SUGAR LAND, TX 77498

LEGEND	
IRON ROD	IR
UTILITY EASEMENT	U.E.
BUILDING LINE	B.L.
AERIAL EASEMENT	A.E.
WOOD FENCE	W.F.
WROUGHT IRON CHAIN LINK FENCE	W.I.C.L.F.
GARAGE BUILDING LINE	G.B.L.
WATER LINE EASEMENT	W.L.E.
COVERED AREA	(Hatched pattern)
CONCRETE	(Dotted pattern)
WOOD	(Horizontal lines)
CONTROL MONUMENT	(CM)



**RESTRICTED RESERVE "E" & DRAINAGE ESM'T**



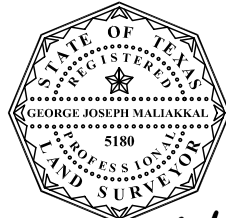
**LEGAL DESCRIPTION**  
 LOT ONE HUNDRED FIFTEEN (115), IN BLOCK TWO (2), OF ORCHARD LAKE ESTATES, SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2127/B, 2128/A & B AND 2129/A & B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

RELIANT ENERGY HL&P CO.  
 AGREEMENT PER CF# 2001094297.

BUYER T&C INVESTMENT, LLC  
 JOB# 2105010  
 GF# 210418352  
 DATE 5/5/2021



**ELEVATION EXPRESS LAND SURVEYS**  
 FIRM NO. 10191890  
 WWW.ELEVATIONEXPRESSLANDSURVEYS.COM  
 1450 W. GRAND PARKWAY SOUTH  
 SUITE G-158  
 KATY, TX 77494  
 281-674-5685



*George J. Mallakkal*

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD. IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION, IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4254. (NAVDS88, 2001 ADJ) GEOID99, UNLESS OTHERWISE NOTED.  
 THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNER. SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY. NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS. THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for FORT BEND COUNTY Dated 04/02/2014, Map No. 48157C0260L, the property described lies within "ZONE AE" of the 100 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT  
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: 11/03/2025 GF No. \_\_\_\_\_  
Declarant: Milton Cruz  
Description of Property: 3811 Lakeridge Canyon Drive Sugar Land, TX 77498  
County Fort Bend, Texas  
Date of Survey: 09/13/2021

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since the Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):



n/a

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5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Milton Cruz</u>.</p> <p>My date of birth is <u>08/16/1982</u>.</p> <p>and my address is <u>3811 Lakeridge canyon dr Sugar land Tx</u>  <u>77498</u>  <u>n/a</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p>  <p>Executed in <u>fort bend</u> County,  State of <u>Tx</u>, on the  <u>3</u> day of <u>11</u>, 2025.</p> <p>Signed: </p> <p style="text-align: center;"><u>Milton Cruz</u></p> <p>Declarant</p>	<p>My name is _____.</p> <p>My date of birth is <u>06/14/1984</u>.</p> <p>and my address is <u>3811 Lakeridge canyon Dr</u>  <u>N/a</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p>  <p>Executed in <u>Fort bend</u> County,  State of <u>Texas</u>, on the  <u>3</u> day of <u>11</u>, 2025.</p> <p>Signed: </p> <p style="text-align: center;">_____</p> <p>Declarant</p>
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