

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: 12/16/25 GF No. _____
Declarant: Clinton Hacker & Emily Jones
Description of Property: 4203 Creek Shore Lane Fulshear, TX 77441
County Fort Bend, Texas
Date of Survey: 11/16/2022

"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:

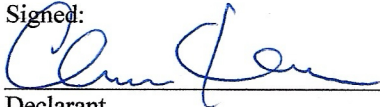

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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, decks, 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):

NONE

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.

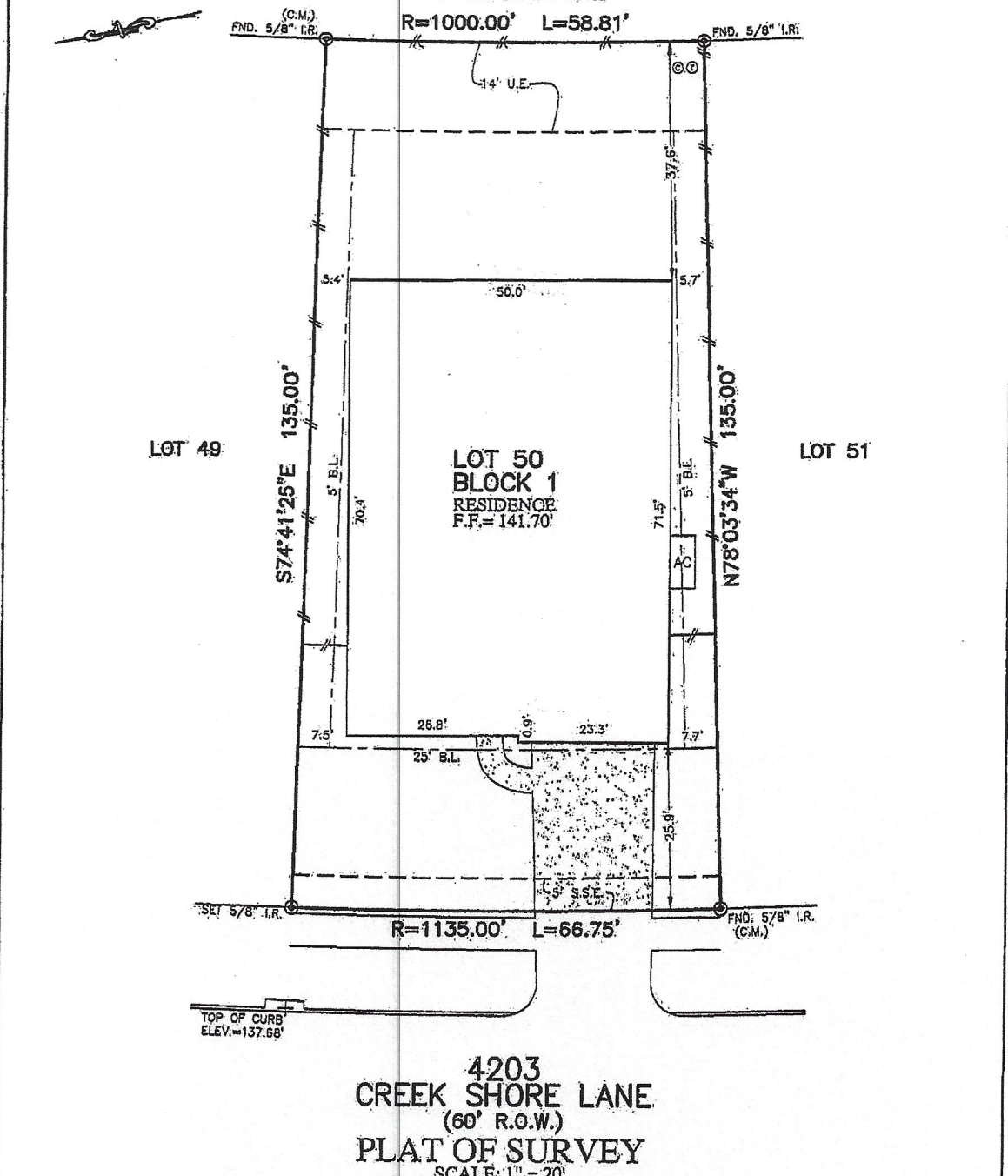
6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE.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

<p>My name is <u>Clinton Hacker</u>.</p> <p>My date of birth is <u>07/30/1991</u>.</p> <p>and my address is <u>4203 Creek Shore Ln. Fulshear, TX</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>6th</u> day of <u>December</u>, <u>2025</u>.</p> <p>Signed:  Declarant</p>	<p>My name is <u>Emily Jones</u>.</p> <p>My date of birth is <u>06/23/1990</u>.</p> <p>and my address is <u>4203 Creek Shore Ln. Fulshear, TX 77441</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>6th</u> day of <u>December</u>, <u>2025</u>.</p> <p>Signed:  Declarant</p>
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PROPERTY LINE	H.L.C.R. FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	MANHOLE
BUILDING LINE	B.L.(S) SWING IN BUILDING LINE	W.G.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	URATE DRAIN
BASINMENT	B.L.(C) 3 CAR BUILDING LINE	S.W.S.E. STORM SEWER EASEMENT	A.C.E. AERIAL EASEMENT	ROAD MOUNTED TRANSFORMER
WOODEN FENCE	O.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	ELECTRIC BOX
WROUGHT IRON FENCE	(D.C) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.L.C. ELECTRIC EASEMENT	FIBER OPTIC
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	W.V. WATER VALVE	TELEPHONE PEDISTAL
EXT. EXTENDED	PROP. PROPOSED	P.U.E. PUBLIC UTILITY EASEMENT	F.H. FIRE HYDRANT	GAS METER
OVERHEAD ELECTRIC	C.M. CONTROL MONUMENT	P.V. PRIVATE I.R. IRON ROD	M. MONUMENT	CABLE PEDISTAL
		F.N.D. FOUND I.P. IRON PIPE	P.P. POWER POLE	WATER METER
				GUY ANCHOR
				MANHOLE INLET
				INLET VAULT

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169
F.B.C.C.F. NO. 2015105132



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. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
 4. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 10-2, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY CO. UNDER O.P. No. HOU-12842.
 5. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER RECORDING INFORMATION: 2019125895.
 6. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "B.G.E." UNLESS OTHERWISE NOTED.
 7. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.

FOR: EMILY JONES AND CLINTON HACKER
 ADDRESS: 4203 CREEK SHORE LANE
 ALLPOINTS JOB#: TP292175 BY: DO
 G.F.; HOU-12942
 JOB:
 FLOOD ZONE: X
 COMMUNITY PANEL:
 48157C0105L
 EFFECTIVE DATE: 04/02/2014
 LOMR: DATE:
 THIS INFORMATION IS BASED ON ORIGINALLY PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LOT 50, BLOCK 1,
 CREEK TRACE AT CROSS CREEK RANCH, SECTION 4,
 PLAT NO. 20200068, PLAT RECORDS,
 FOND BEND COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 16TH DAY OF NOVEMBER, 2022.

J.D.C.

