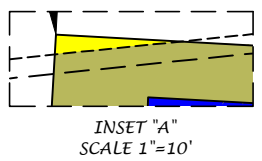


G.F. # : 22004708
DATE : JULY 19, 2022



7523 RUSSELL STREET, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPELS FIRM # 10040400
www.fmssurveying.com

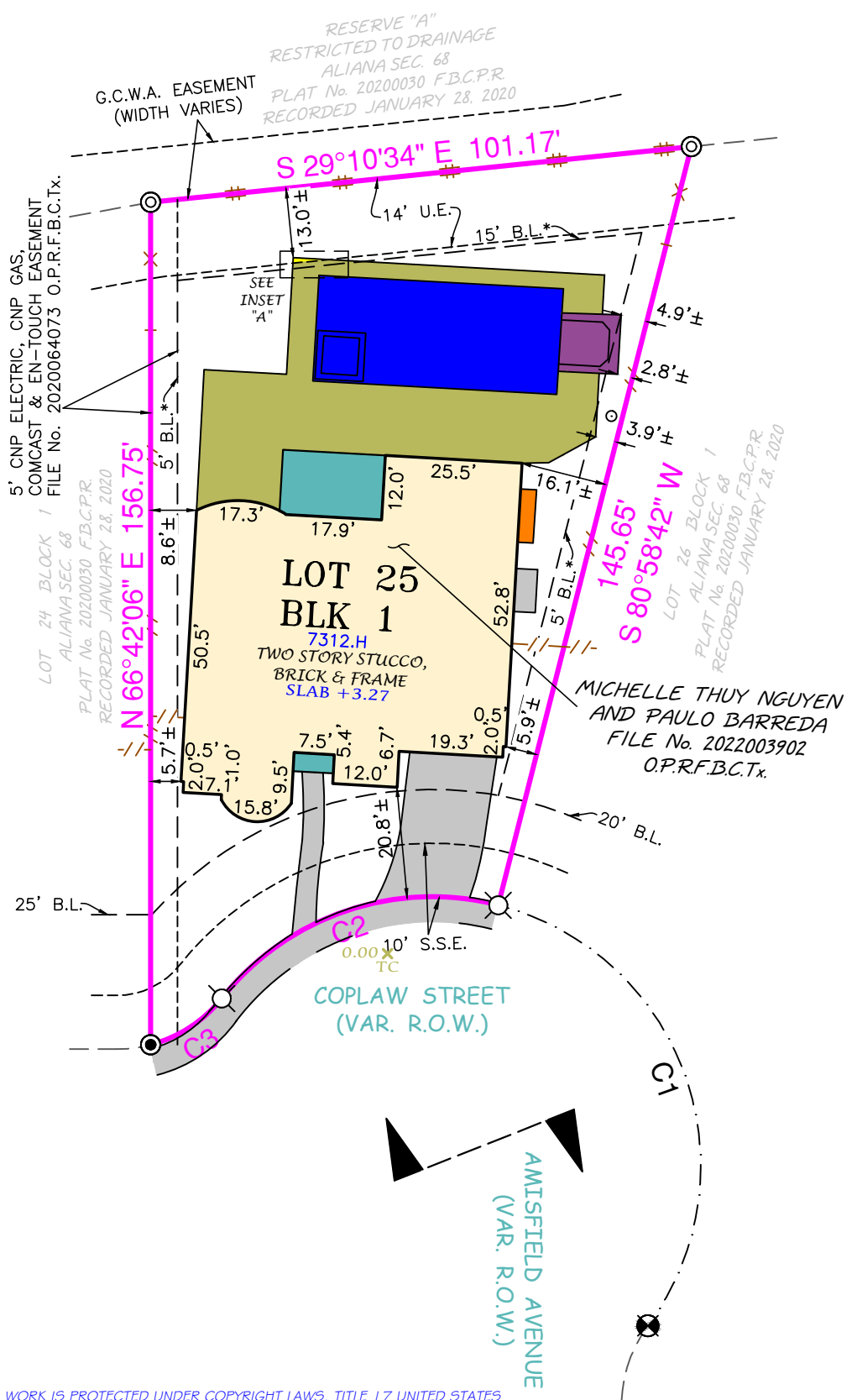
- NOTES:
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
 2. *B.L. PER ALIANA SINGLE FAMILY BUILDER GUIDELINES DATED APRIL OF 2013.
 3. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.
 4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 22004708, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY EFFECTIVE JULY 20, 2011.
 5. PER THE RECORDED PLAT: THE MINIMUM FINISHED FLOOR ELEVATION FOR THE STRUCTURE SHOWN HEREON IS 85.50 (NGVD 29, 1973 ADJ.) AND NOT LESS THAN 18 INCHES ABOVE NATURAL GROUND.



CURVE	RADIUS	ARC	DELTA
C1	50.00'	97.96'	112°15'14"
C2	50.00'	57.40'	65°46'32"
C3	25.00'	16.10'	36°53'55"

- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- S.S.E. SANITARY SEWER EASEMENT.
- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.
- / - / - FENCE POSTS ONLY.
- // - 6' BOARD FENCE.
- X - X - 6' IRON FENCE.
- # - 6' HARDY PLANK.
- ⊗ "X" CUT IN CONCRETE FOUND (CONTROL MONUMENT).
- ⊙ I.R. W/CAP (UNREADABLE) FOUND.
- ⊙ I.R. W/CAP (UNREADABLE) FOUND AT FENCE CORNER.
- ⊙ "V" CUT IN CONCRETE FOUND.

- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.
- POOL/HOT TUB WATER.
- RAISED DECK.
- DECK.
- PUMP AREA.
- PORTION OF DECK INTO EASEMENT
- ⊙ POOL DRAIN.



THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENT'S NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

LOT 25, BLOCK 1, OF ALIANA SECTION SIXTY-EIGHT (68)
MAP RECORDED IN PLAT No. 20200030 OF THE PLAT RECORDS,
FORT BEND COUNTY, TEXAS.

PURCHASER : NO PROPOSED INSURED LISTED ON COMMITMENT

ADDRESS : 12059 COPLAW STREET

TO : OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (EXCLUSIVELY)
I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THIS LOT LIES PARTIALLY WITHIN SHADED ZONE X AS SCALED ON LOMR CASE No. 20-06-0547P, EFFECTIVE OCTOBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.



**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: November 22, 2025 GF No. _____
Declarant: Steven Robert McLaren, Yafen Julie McLaren
Description of Property: ALIANA SEC 68, BLOCK 1, LOT 25
County Fort Bend, Texas
Date of Survey: July 19, 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.


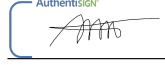
The undersigned declares as follows:

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, 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):

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>Steven Robert McLaren</u> . My date of birth is _____ . and my address is <u>12059 Coplaw St., Richmond, TX 77407</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>22nd</u> day of <u>November</u> , <u>2025</u> .</p> <p>Signed:  11/23/25 _____ Declarant</p>	<p>My name is <u>Yafen Julie McLaren</u> . My date of birth is _____ . and my address is <u>12059 Coplaw St., Richmond, TX 77407</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>22nd</u> day of <u>November</u> , <u>2025</u> .</p> <p>Signed:  11/23/25 _____ Declarant</p>
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