

Waterloo Surveyors
SURVEY PLAT
Title Survey

ADDRESS:
5326 HARRIS WOODS TRACE,
FULSHEAR, TX 77441

H5866Ti
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DRAFTED BY: CD

THE UNDERSIGNED DOES HEREBY CERTIFY TO:
PISCIS REVOCABLE TRUST;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER
25003124 AND AN EFFECTIVE DATE OF JULY 18, 2025, 8:00 A.M.

GENERAL DESCRIPTION:

LOT 1, IN BLOCK 2 OF FULBROOK SECTION TWO "D", A
SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE
MAP OR PLAT THEREOF, RECORDED ON SLIDE NO. 1983/B AND
1984/A, OF THE PLAT RECORDS FORT BEND COUNTY, TEXAS.

AS PER GF No. 25003124, THE PROPERTY SURVEYED IS SUBJECT
TO:

[1] ALL ITEMS, CONDITIONS AND STIPULATIONS SET OUT IN THE
ABOVE REFERENCED TITLE COMMITMENT.

[10a]
RIGHTS OF PARTIES IN POSSESSION. (THIS EXCEPTION MAY BE
MODIFIED OR DELETED UPON PHYSICAL INSPECTION OF THE
PROPERTY BY A MEMBER OF THE TITLE COMPANY.)

[10b]
TERMS AND PROVISIONS OF ANY AND ALL LEASES, TOGETHER
WITH RIGHTS OF LESSEES THEREUNDER.

[10c]
INTENTIONALLY DELETED.

[10d]
ALL CONVEYANCES, CONTRACTS, DEEDS, RESERVATIONS,
EXCEPTIONS, LIMITATIONS, LEASES, AND SIMILAR INTERESTS IN OR
TO ANY GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES
BELOW THE SURFACE OF LAND, TOGETHER WITH ALL RIGHTS,
PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN
THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT,
ALL AS PROVIDED BY SECTION 2703.056 (A) OF THE TEXAS
INSURANCE CODE.

[10e]
THE FOLLOWING MATTERS REFLECTED ON THE RECORDED PLAT
FILED IN SLIDE NO. 1983B AND 1984A, OF THE PLAT RECORDS OF
FORT BEND COUNTY, TEXAS:

AN EASEMENT FOR DRAINAGE PURPOSES EXTENDING TWENTY (20)
FEET ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL
DRAINAGE COURSES. AN EASEMENT TWENTY-FIVE (25) FEET IN
WIDTH ALONG THE FRONT PROPERTY LINE, AND AN
UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A
PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED
ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES.
BUILDING SET BACK LINE TWENTY-FIVE (25) FEET WIDE ALONG
THE FRONT PROPERTY LINE.
AS SHOWN HEREON.

[10f]
BUILDING SETBACK LINE ONE HUNDRED (100) FEET TO THE
RIGHT-OF-WAY OF THE ROAD LOCATED AT THE FRONT PROPERTY
LINE IN BLOCKS 1, 2 AND 3; FIFTY (50) FEET TO THE
RIGHT-OF-WAY OF THE ROAD LOCATED AT THE FRONT PROPERTY
LINE IN BLOCKS 4, 5 AND 6; AND FORTY (40) FEET TO THE
RIGHT-OF-WAY OF THE ROAD LOCATED AT THE FRONT PROPERTY
LINE IN BLOCKS 7 AND 8, AS PROVIDED FOR IN INSTRUMENT
FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO.
2000041083.

AS SHOWN HEREON.

[10g]
SETBACK LINES AND BUILDING LINES: FRONT LOT SETBACK LINES
AND/OR BUILDING LINES FOR ALL LOTS ARE OUTLINED IN THE
SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS. FOR STRUCTURES IN EXCESS OF 144 SQ. FEET,
MINIMUM REAR LOT SETBACK LINES SHALL BE FIFTY (50') FEET,
OTHERWISE THE MINIMUM SIDE LOT SETBACK LINES SHALL BE
TWENTY-FIVE (25') FEET, AS PROVIDED FOR IN INSTRUMENT FILED
FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S).
2012017472 AND 2016073290.
AS SHOWN HEREON.

[10h]
A PERPETUAL EASEMENT OVER THE PORTION OF EACH
LAKEFRONT LOT WHICH IS WITHIN TWENTY (20) FEET SHOREWARD
OF THE AVERAGE WATER LINE OF THE LAKE FOR THE PURPOSE
OF MAINTAINING SUCH LAKE AND PERFORMING ANY WORK
RELATED THERETO, AS SET OUT IN INSTRUMENT RECORDED UNDER
FORT BEND COUNTY CLERK'S FILE NO. 1999051521.
DOES NOT APPLY.

[10i]
A BLANKET EASEMENT ACROSS ALL PROPERTY FOR INGRESS,
EGRESS, INSTALLATION, REPLACING, REPAIRING AND MAINTAINING
ALL UTILITIES AS SET FORTH IN INSTRUMENT FILED FOR RECORD
UNDER HARRIS COUNTY CLERK'S FILE NO. 1999051521 AND
ANNEXED BY 2000041084.
BLANKET.

[10j]
AN ASSOCIATION EASEMENT AS SET FORTH IN INSTRUMENT FILED
FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO.
2000041083, AND BEING DESCRIBED AND LOCATED THEREIN.
DOES NOT APPLY.

[10k]
A UTILITY EASEMENT AS SET FORTH IN INSTRUMENT FILED FOR
RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 2000041083,
AND BEING DESCRIBED AND LOCATED THEREIN.
AS SHOWN HEREON.

[10l]
TERMS AND PROVISIONS OF THAT CERTAIN AGREEMENT FOR
UNDERGROUND ELECTRIC SERVICE WITH RELIANT ENERGY HL&P, A
DIVISION OF RELIANT ENERGY INCORPORATED, FILED FOR RECORD
UNDER FORT BEND COUNTY CLERK'S FILE NO. 2000092753.

[10m]
ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL,
LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL
RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO,
APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN
SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS,
EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE
NOT LISTED. (PURSUANT TO PROCEDURAL RULE P-50.1 THE
ABOVE EXCEPTION MUST APPEAR ON ANY CORRESPONDING
POLICY ISSUED IF A T-19.2 OR T-19.3 ENDORSEMENT THAT
MEETS UNDERWRITING STANDARDS IS REQUESTED BY THE
PROPOSED INSURED.)

[10n]
THIS COMPANY SHALL HAVE NO LIABILITY FOR, NOR
RESPONSIBILITY TO DEFEND, ANY PART OF THE PROPERTY
DESCRIBED HEREIN AGAINST ANY RIGHT, TITLE, INTEREST, OR
CLAIM (VALID OR INVALID) OF ANY CHARACTER, HAD OR
ASSERTED BY THE STATE OF TEXAS, OR BY ANY OTHER
GOVERNMENT OR GOVERNMENTAL AUTHORITY, OR BY THE PUBLIC
GENERALLY, IN OR TO ANY PORTIONS OF THE HEREIN DESCRIBED
PROPERTY THAT MAY BE WITHIN THE BED OF OXBOW LAKE, OR
ANY EASEMENT ALONG OR ABUTTING THE SAME; OR ANY
FILLED-IN PORTION THEREOF, ARTIFICIAL ISLAND THEREIN,
RIPARIAN OR LITTORAL RIGHTS PERTAINING THERETO, AND ANY
AREAS AFFECTED BY CHANGES THEREOF DUE TO EROSION,
EVULSION OR ACCRETION.

[10o]
MAINTENANCE CHARGE INCLUDING SPECIAL ASSESSMENTS FOR
CAPITAL IMPROVEMENTS, SECURED BY A VENDOR'S LIEN AS SET
FORTH IN INSTRUMENT FILED FOR RECORD UNDER FORT BEND
COUNTY CLERK'S FILE NO(S). 1999051521, 2000012289, ANNEXED
BY 200041084, 2003109758, 2012001915, PAYABLE TO FULBROOK
HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT
CORPORATION, ITS SUCCESSORS AND ASSIGNS. SAID LIEN BEING
SUBORDINATED TO FIRST LIEN MORTGAGES THEREIN.
RECONVEYANCE AND/OR TRANSFER FEES TOGETHER WITH ANY
LIENS SECURING SAME CREATED IN COVENANTS, CONDITIONS
AND/OR RESTRICTIONS FILED FOR RECORD UNDER HARRIS COUNTY
CLERK'S FILE NO. (S). 2021212618, AND 2025042825.

*****ALL RECORDS, HARRIS COUNTY, TEXAS*****