

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: _____ GF No. _____
Declarant: _____
Description of Property: FULSHEAR RUN SEC 3, BLOCK 3, LOT 8
County Fort Bend, Texas
Date of Survey: _____

"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):

Pool construction

Generator Install

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.

Form T-47.1

Sec. V

Effective November 1, 2024

TXR 1957

Martha Turner Sotheby's International Realty, 1717 West Loop South, Suite 1700 Houston TX 77027
Jaclyn Gurnelian

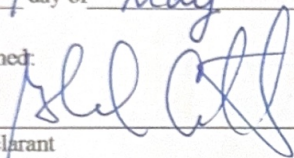
Phone: 832932211

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

Gerald Castillo &

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>GERALD CASTILLO</u>.</p> <p>My date of birth is <u>5/3/1974</u>.</p> <p>and my address is <u>29710 Heron Vista Ln</u> <u>Fulshear, Tx. 77406</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Forest Bend</u> County, State of <u>Texas</u>, on the <u>7</u> day of <u>May</u>, <u>2024</u></p> <p>Signed: </p> <p>Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____</p> <p>_____</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed: _____</p> <p>Declarant</p>
--	--

LOT CLEARING WILL BE LIMITED TO INCLUDE A 5' PERIMETER AROUND STRUCTURES IN ORDER TO MINIMIZE SOIL DISTURBANCE AND EROSION, UNLESS REQUIRED BY DRAINAGE.

PLOT PLAN

"TYPE 4" DOUBLE SIDED STAINED WOOD FENCE

CUSTOMER'S SIGNATURE _____

DATE _____

PERMIT MUST BE POSTED VISIBLE FROM THE STREET. THIS MUST BE AVAILABLE ON SITE AT ALL TIMES.

Must meet 2015 IRC Code per 130mph wind design and the most current NEC Code

REVIEWED FOR COMPLIANCE WITH CITY ORDINANCES, CITY BUILDING and FIRE CODES			
Reviewed By	Date	NO Exceptions	Corrections Required
Plan Reviewer	7/22/24	CB	
City Planner			
Fire Marshall			
Public Works			

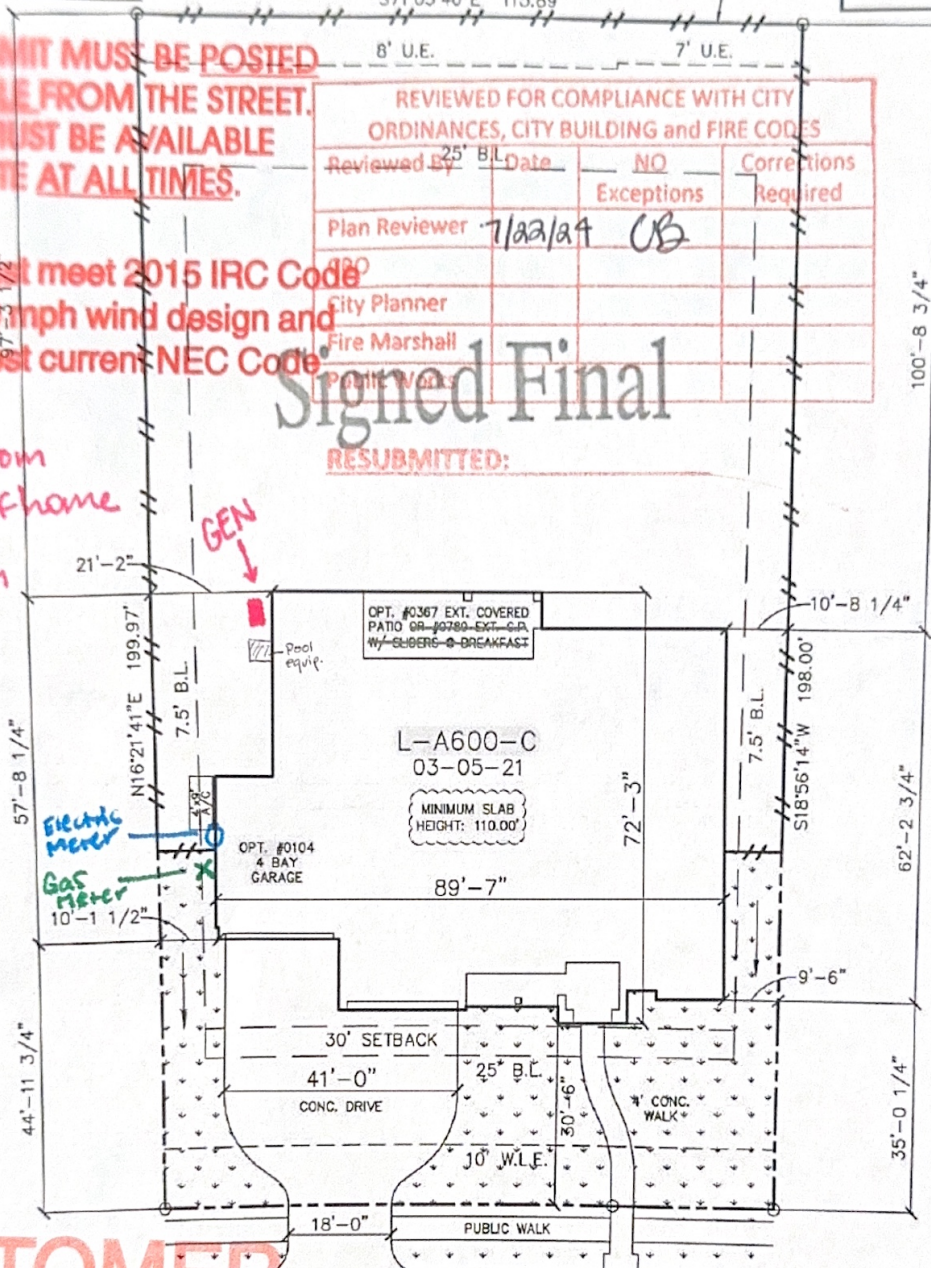
Signed Final

RESUBMITTED:

*18" from Side of home
*3' from Pool equip.

LOT 7

LOT 9



CUSTOMER COPY

29710 HERON VIEW LANE

PLOT PLAN ONLY. THIS IS NOT A BOUNDARY SURVEY. PLOT PLAN PREPARED WITHOUT BENEFIT OF H L & P PLAT.

LOT 8 BLOCK 3 SECTION 3
FULSHEAR RUN
FORT BEND COUNTY, TEXAS



tri pointe HOMES
16340 Park Ten Place, Suite 250, Houston, TX 77084

GENERAL NOTES:

- 1) INFORMATION TO PREPARE PLOT PLAN HAS BEEN TAKEN FROM PLAT PREPARED BY: DEDEN SERVICES, LLC 713-461-8822
- 2) BEARINGS BASED ON PLAT OF FULSHEAR RUN, SECTION 3, RECORDED ON JULY 28, 2020 IN PLAT NO. 20200158 OF THE PLAT RECORDS OF FORT BEND COUNTY.
- 3) PLOT PLAN PREPARED WITHOUT CURRENT TITLE COMMITMENT. EASEMENTS AND BUILDING LINES NOT SHOWN HEREON MAY AFFECT SUBJECT PROPERTY.
- 4) SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

HOUSE & GARAGE	5485	DRIVE (P.L. to Garage)	1413
REAR YARD AREA	12292	DRIVE (Street to P.L.)	206