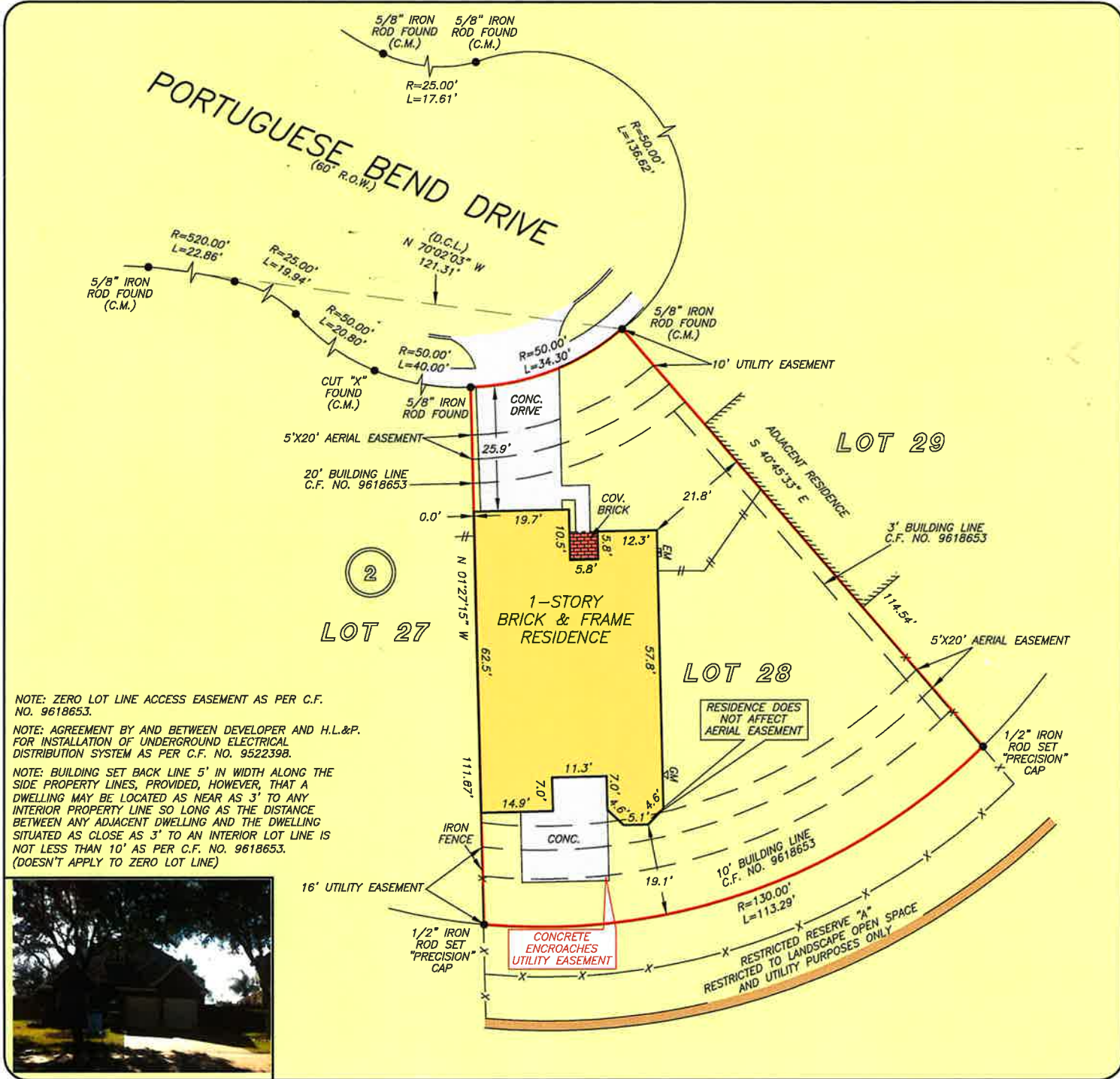


GF NO. 011703938 SELECT TITLE
 ADDRESS: 6838 PORTUGUESE BEND DRIVE
 MISSOURI CITY, TEXAS 77459
 BORROWER: JEREMY BAXTER AND
 KATHLEEN BAXTER

LOT 28, BLOCK 2 WATER'S EDGE AT COLONY LAKES, SECTION 2

A SUBDIVISION IN FORT BEND COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 ON SLIDE NO. 1366/B OF THE PLAT RECORDS
 OF FORT BEND COUNTY, TEXAS



NOTE: ZERO LOT LINE ACCESS EASEMENT AS PER C.F. NO. 9618653.
 NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H.L.&P. FOR INSTALLATION OF UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AS PER C.F. NO. 9522398.
 NOTE: BUILDING SET BACK LINE 5' IN WIDTH ALONG THE SIDE PROPERTY LINES, PROVIDED, HOWEVER, THAT A DWELLING MAY BE LOCATED AS NEAR AS 3' TO ANY INTERIOR PROPERTY LINE SO LONG AS THE DISTANCE BETWEEN ANY ADJACENT DWELLING AND THE DWELLING SITUATED AS CLOSE AS 3' TO AN INTERIOR LOT LINE IS NOT LESS THAN 10' AS PER C.F. NO. 9618653. (DOESN'T APPLY TO ZERO LOT LINE)



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48157C 0290 L MAP REVISION: 04/02/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: SLIDE NO. 1366/B, F.B.C.P.R.

DRAWN BY: PR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 18-00014
 JANUARY 3, 2018



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 FIRM NO. 10063700

**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: June 9, 2026 GF No. _____
Declarant: Jeremy Baxter, Katie Baxter
Description of Property: WATER'S EDGE AT COLONY LAKES SEC 2, BLOCK 2, LOT 28
County Fort Bend, Texas
Date of Survey: 1/3/2018

"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):

Moved the front wooden fence forward in front of electric panels

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 Jeremy Baxter _____.</p> <p>My date of birth is <u>11/02/1983</u> _____.</p> <p>and my address is _____</p> <p><u>2018 Edgemont Place, Missouri City, TX 77459</u> _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p style="text-align: center;">Fort Bend</p> <p>Executed in _____ County,</p> <p>State of <u>Texas</u> _____, on the</p> <p>_____ day of <u>6/9/2026</u> _____.</p> <p>Signed:</p> <p><small>DocuSigned by:</small></p> <p><u>Jeremy S Baxter</u></p> <p><small>Declarant</small></p>	<p>My name is Katie Baxter _____.</p> <p>My date of birth is <u>12/31/1984</u> _____.</p> <p>and my address is _____</p> <p><u>2018 Edgemont Place, Missouri City, TX 77459</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,</p> <p>State of <u>Texas</u> _____, on the</p> <p>_____ day of <u>6/10/2026</u> _____.</p> <p>Signed:</p> <p><small>Signed by:</small></p> <p><u>Katie Baxter</u></p> <p><small>Declarant</small></p>
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