

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 04/09/2019 GF No. _____
Name of Affiant(s): Barton Coffey
Address of Affiant: 7515 County Road 172, Alvin, TX 77511
Description of Property: GREEN ACRES (A0007 S T ANGIER), LOT 6A, ACRES 0.757
County Brazoria, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are 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. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We 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 our actual knowledge and belief, since MARCH, 2005 there have FB been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools 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 encroach on 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. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

SWORN AND SUBSCRIBED this 11 day of APRIL, 2019.

Notary Public
(TXR 1907) 02-01-2010

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0.75758 ACRE BEING THE NORTH WESTERLY 200 FEET OF LOT 6 OF "GREEN ACRES" SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 21, OF THE BRAZORIA COUNTY MAP RECORDS, BEING OUT OF S.F. ANGHIER SURVEY, ABSTRACT 7, BRAZORIA COUNTY, TEXAS, SAID 0.75758 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A ½ INCH IRON ROD AT THE NORTH CORNER OF SAID LOT 6, MARKING THE INTERSECTION OF THE SOUTH EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 172 (60 FEET IN WIDTH), WITH THE SOUTH WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 932, (60 FEET IN WIDTH);

THENCE SOUTH 27 DEGREES 00 MINUTES 00 SECONDS EAST, WITH THE SOUTH WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 932, A DISTANCE OF 200.00 FEET TO A ½ INCH IRON ROD AT THE EAST CORNER, MARKING THE NORTH CORNER OF A 0.28068 ACRE RESIDUAL TRACT;

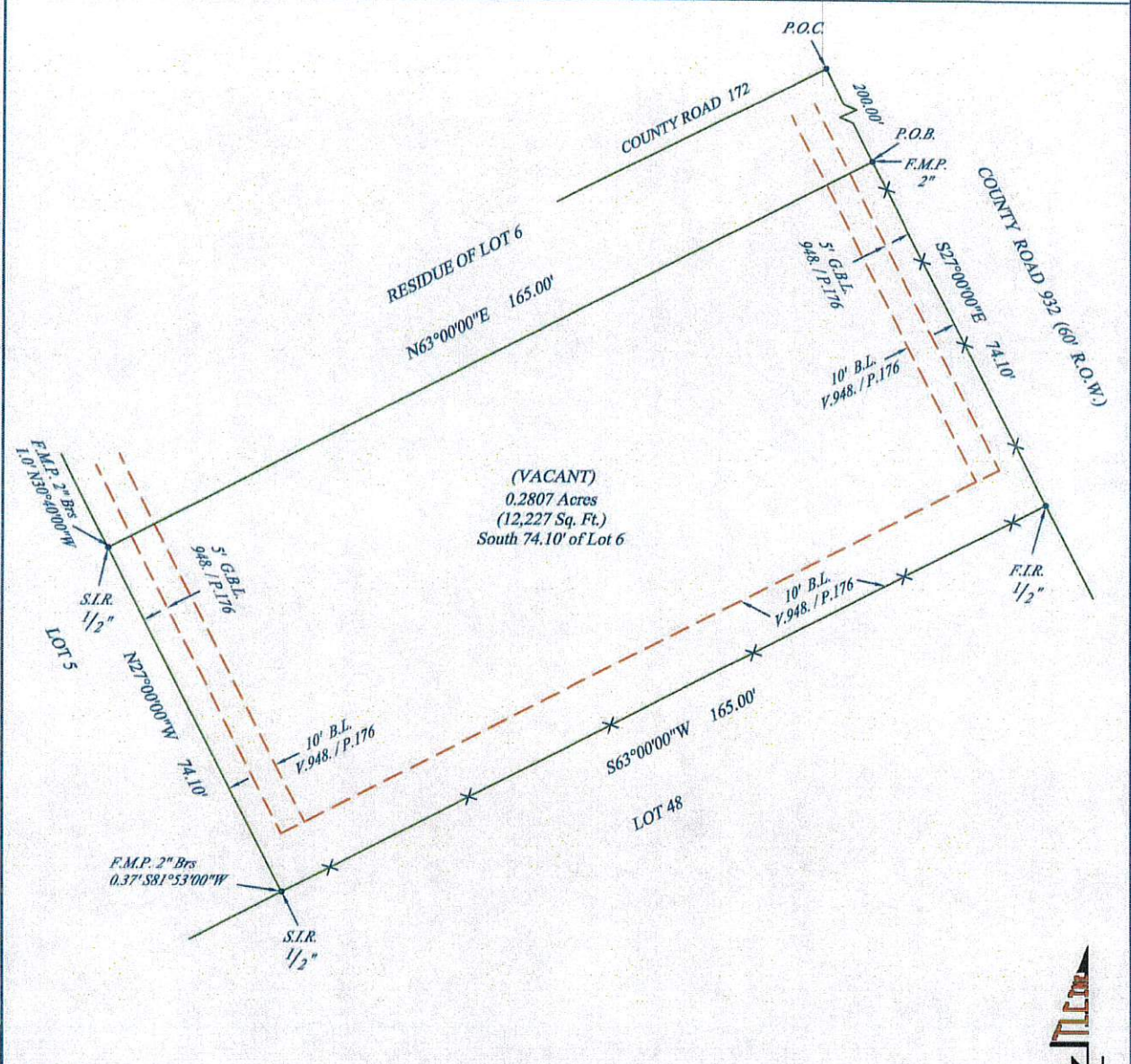
THENCE SOUTH 63 DEGREES, 00 MINUTES, 00 SECONDS WEST, CROSSING OVER SAID LOT 6, A DISTANCE OF 165.00 FEET TO A ½ INCH IRON ROD AT THE SOUTH CORNER, BEING IN THE SOUTH WESTERLY LINE OF SAID LOT 6;

THENCE NORTH 27 DEGREES 00 MINUTES 00 SECONDS WEST, WITH THE DIVISION LINE BETWEEN LOTS 5 & 6, A DISTANCE OF 200.00 FEET TO A ½ INCH IRON ROD AT THE WEST CORNER, BEING IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 172;

THENCE NORTH 63 DEGREES 00 MINUTES 00 SECONDS EAST, WITH THE SOUTH EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 172, A DISTANCE OF 165.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.75758 ACRE OF LAND.


PROPERTY EXHIBIT


<p>ADDRESS</p> <p>(0) County Road 172 Alvin, TX 77511</p> <p>SCALE: 1" = 30'</p> <p><small>The Certified Registered Professional Land Surveyor signing this survey alone certifies the accuracy and sufficiency of the survey provided herein.</small></p>	<p>LEGAL DESCRIPTION: (AS FURNISHED)</p> <p>0.2807 Acres out of Lot No. 6, of GREEN ACRES SUBDIVISION, BRAZORIA County, Texas, according to the map or plat thereof, recorded in Volume 11, Page 21 of the Plat Records of BRAZORIA County, Texas.</p>
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NOTES:

1: ANY RESTRICTIVE COVENANTS RECORDED IN VOLUME 11, PAGE 21 OF THE PLAT RECORDS AND IN VOLUME 948, PAGE 176 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.


 Chain Link Fence

 scale: 1" = 30'

BASIS OF BEARING: BEARING BASED OF THE RECORDED PLAT			
SURVEYOR INFORMATION:			
 TEXAS LAND COORDINATORS, INC. Land Surveying Texas Values Texas Strong Since 1987 P.O. BOX 1697 PEARLAND, TEXAS 77588 FAX: (281) 485-6321 PHONE: (281) 997-1685 WWW.JUSTINBHANTLEY@SBCGLOBAL.NET SE HABLA ESPAÑOL			