

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

(May be modified as Appropriate for Commercial Transactions)

November 20, 2014

File Number: 1403939151

Name of Affiant(s): Chad S Novak and Sara Novak
Address of Affiant: _____

Description of Property:

Lot Seventy-Five (75), Block One (1) of the Replat of Meadowland Subdivision, Section 2, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 17, Page 177 of the Plat Records of Brazoria County, Texas.

Name of Title Company: Stewart Title Company

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

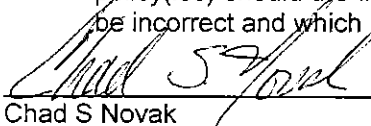
Before me, the undersigned authority, personally appeared Chad S Novak and Sara Novak, ("Affiant(s)"), who being by me duly sworn on his/her/their oath stated the following:

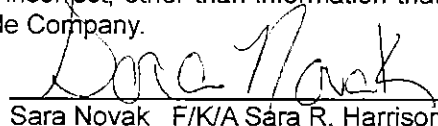
1. I/We are the owners of the Property.
2. I/We are familiar with the Property and the improvements located on the Property.
3. I/We are closing a transaction requiring title insurance, and the proposed Insured Owner or Lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I/We understand that the company may make exceptions to the coverage of the title insurance as Company may deem appropriate. I/ 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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my/our actual knowledge and belief, since December 16, 1998, there have 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. I/We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage. 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.

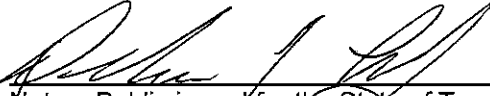
6. I/We understand that we have no liability to Title Company or to the Title Insurance Company that will issue the policy(ies) should the information in this Affidavit be incorrect, other than information that I/we personally know to be incorrect and which I/we do not disclose to the Title Company.


Chad S Novak

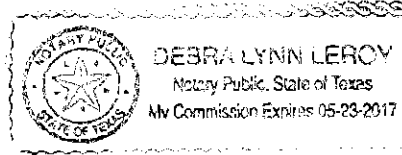

Sara Novak F/K/A Sara R. Harrison

State of Texas
County of Brazoria

Sworn to and subscribed before me, the undersigned authority, by Chad S Novak and Sara Novak on this the 20th day of November, 2014.



Notary Public in and for the State of Texas
My commission expires: 05-23-2017



WALKER L. TREESH
Registered Professional Land Surveyor

P.O. Box 2113
Pearland, Texas 77580
281-485-5191

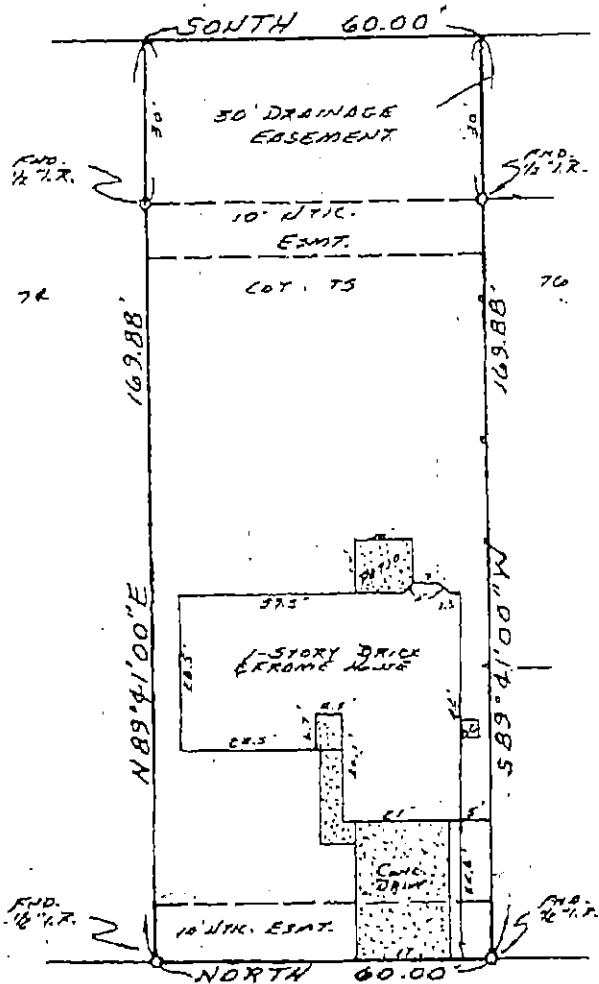
SCALE: 1"=30'

DATE: Dec. 16, 1998

JOB NO.: 98-2882

PURCHASER: Tonya Lynn Berkman

ADDRESS: 275 Brown Avenue, Alvin, Texas 77511



GENERAL NOTES:

1. This property lies within Flood Zone "X" (unshaded) according to the F.E.H.A. Flood Insurance Rate Map for Brazoria County, Texas, Community-Panel No. 485458 0135 M, dated 6-5-89.
2. The Surveyor has relied on Commitment for Title Insurance issued by Alamo Title Co., G.E. No. 9822285817, effective date October 3, 1998, with regard to any recorded easements, rights of way or setbacks affecting the subject property.
3. Subject to restrictive covenants recorded in Volume 17, Pages 177-178 and under Brazoria County Clerk's File Nos. 95-034811, 95-039117 and 96-021541.
4. Bearings based on recorded plat.
5. The certification shown hereon is revoked and this survey is null and void if this document is altered in any manner, used or relied upon by any person other than those addressed hereon or does not bear an original seal and signature of the Surveyor on a blue-line copy.



[Handwritten signature]
11/20/14

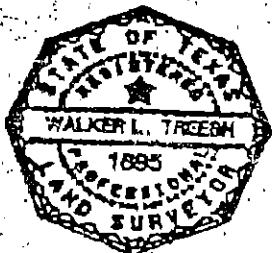
BROWN AVS. (60' R.O.W.)

PLAT SHOWING A SURVEY OF LOT 75, IN BLOCK 1, OF THE REPLAT OF MEADOWLAND SUBDIVISION, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 177-178 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

X *[Handwritten signature]* X *[Handwritten signature]*

TO: Alamo Title Co. and Cornerstone Mortgage, exclusively.

I, WALKER L. TREESH, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON Dec. 16, 1998, AT THE TIME OF THIS SURVEY THERE WERE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OF THE GROUND, EXCEPT AS SHOWN. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN R.P. NO. 9822285817 OF Alamo TITLE COMPANY. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



Walker L. Treesh
WALKER L. TREESH
Registered Professional
Land Surveyor No. 1895

Ronald K. Wad
Samantha Wad