

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

Date: 3/14/2020 GF No. _____

Name of Affiant(s): Benito Garcia Jr, Laurenn Calvo Garcia

Address of Affiant: 8313 Diamond Way Ct, Pearland, TX 77584

Description of Property: _____
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 Oct. 17, 2011 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): Fence line extended on the west side of the house.

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.

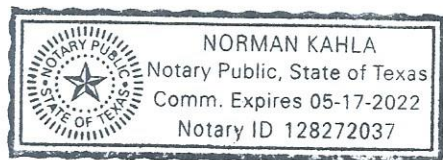
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Benito Garcia Jr.

Laurenn Calvo Garcia

SWORN AND SUBSCRIBED this 14th day of March, 2020

[Signature]
Notary Public



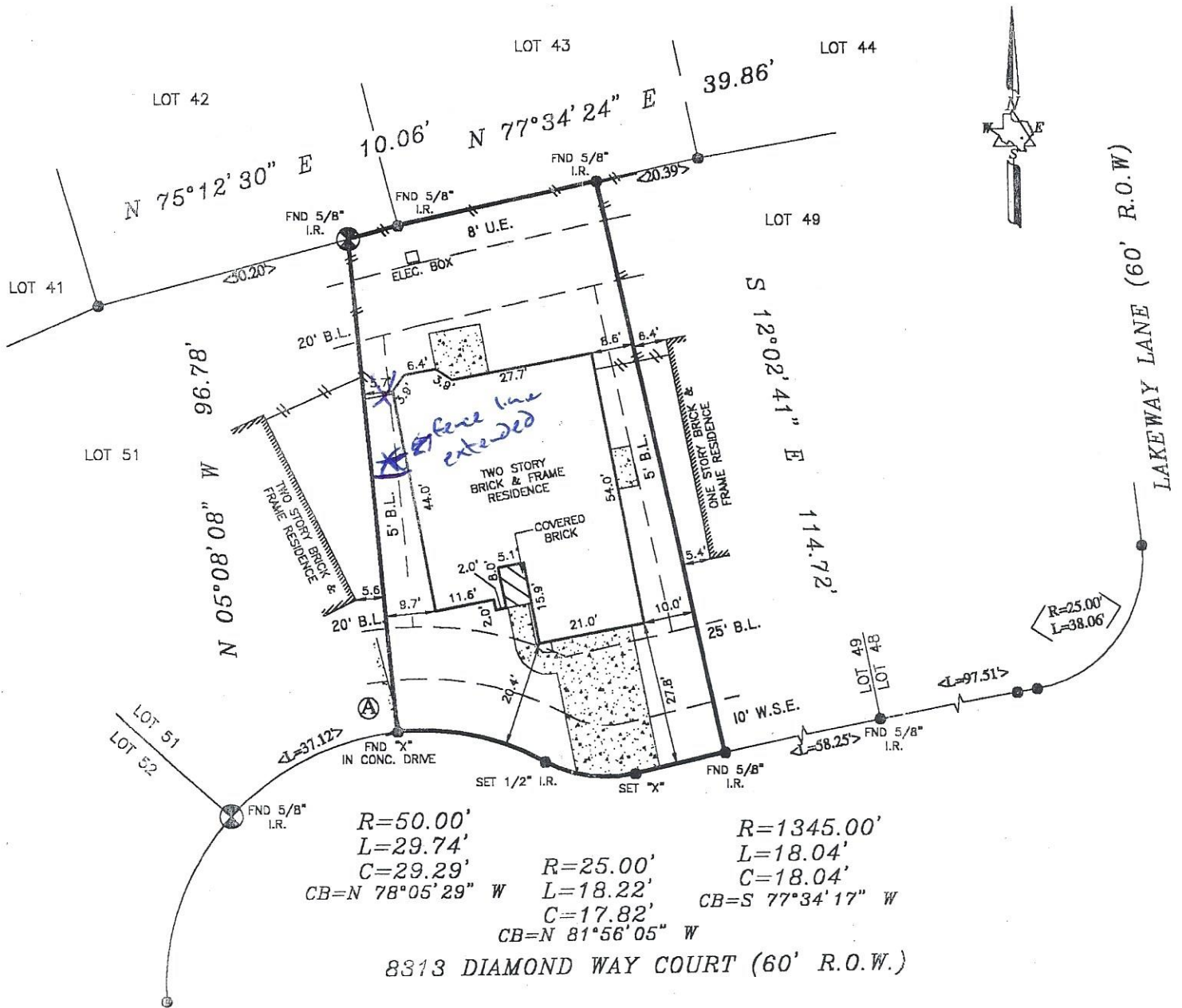


TRI-TECH SURVEYING CO, INC.

4950 TERMINAL STREET

BELLAIRE, TEXAS. 77401

PHONE: (713) 667-0800



8313 DIAMOND WAY COURT (60' R.O.W.)

Ⓐ ADJACENT DRIVEWAY ENCROACHING 0.6' INTO SUBJECT PROPERTY AS SHOWN

HL&P AGREEMENT PER B.C.C.F. NO. 99-041773.

SUBJECT TO VISIBLE, APPARENT OR UNRECORDED EASEMENTS OVER, UNDER OR ACROSS THE PROPERTY HEREIN DESCRIBED.

5' B.L. ALONG THE SIDE PROPERTY LINE PER C.F. #98-040723 AND 99-014419 O.R.B.C.TX.

ALL SIDE LOT LINES ARE THE CENTERLINE OF A 6' DRAINAGE EASEMENT TO EACH ADJACENT LOT, PER PLAT NOTE # 14.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

BEARINGS SHOWN REFERENCED TO: N 75°12'30" E along the REAR P.L.

- SUBJECT TO CITY OF PEARLAND ORDINANCES:
- 20' B.L. REAR YARD ORDINANCE NO. 7.4. (2b).
 - THERE SHALL BE ONE SIDE YARD OF AT LEAST 5' WITH AN AGGREGATE ADJACENT DWELLING SEPARATION OF 15' PER CITY OF PEARLAND ZONING ORDINANCE, SEC. 7.4. 2(c).
 - 3' ACCESSORY BUILDING BUILDING LINE, ORDINANCE SEC. 7.4. 2(c)

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.

CONCRETE

LEGEND

CONTROLLING MONUMENT

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT