

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

Date: 4/21/2020 GF No. _____

Name of Affiant(s): David and Michele Anthony

Address of Affiant: 3311 Redwood Grove St, Pearland, Texas 77581-5679

Description of Property: THE VILLAGES AT MARY'S CREEK SEC 1 PH 2 (A0070 W D C HALL) PEARLAND , BLOCK 2, LOT 7
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.

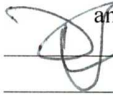
Before me, the undersigned notary for the State of Texas , personally appeared Affiant(s) who after by me being sworn, stated:

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.") 3311 Redwood Grove St Pearland, Texas 77581
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 01/06/2010 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:)

Previous owner: extended back patio 8' out and 4' to either side of current patio.
Current owner: replaced shed, added additional shed and added generator to side yard

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.

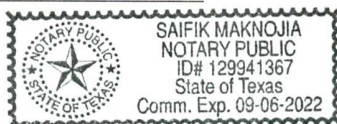


David Anthony

SWORN AND SUBSCRIBED this 21st day of April , 2020 .

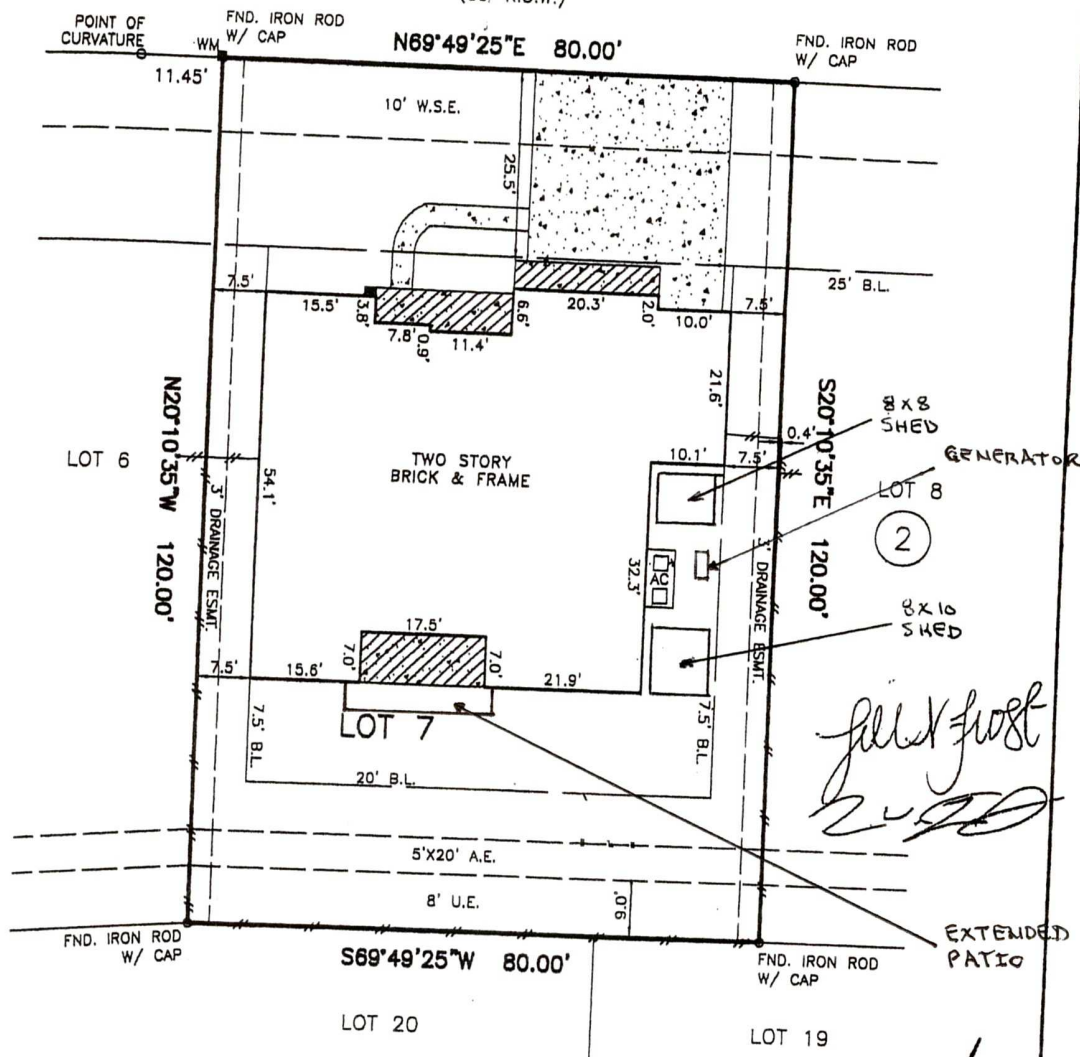


Notary Public



REDWOOD GROVE STREET

(50' R.O.W.)



- NOTES:
1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE COMPANY UNDER G.F. NO. 0903930309.
 2. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
 3. BUILDING LINE RESTRICTIONS PER C.F. NO. 03024325 O.R.B.C.T.
 4. FENCES DOES NOT FOLLOW PROPERTY LINES AS SHOWN.

• ABSTRACTING BY TITLE COMPANY.
 • ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
 • COPYRIGHT 2010, Advance Surveying, Inc.

SCALE: 1" = 20'

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X-500 <small>MAP # 480385, PANEL 0045L, DATED 09-22-99. This information is based on graphic plotting only. We do not assume responsibility for exact determination.</small>	
PURCHASER: LUCAS W. FROST AND JILL N. FROST	
ADDRESS: 3311 REDWOOD GROVE STREET, PEARLAND, TEXAS 77581	JOB NO.: 021194-10-01
LENDER: TXL MORTGAGE CORPORATION	TITLE CO.: STEWART TITLE COMPANY
FIELD WORK: 02-06-10/RV	DRAFTING: 02-08-10/MD
FINAL CHECK: 02-08-10/AT	REV. DATE:



PHONE: 281 530-2939
 FAX: 281 530-5484

**LOT 7, BLOCK 2,
 A FINAL PLAT OF THE VILLAGES AT
 MARY'S CREEK SECTION 1 PHASE 2,
 CLERK'S FILE NO. 2005035759, OFFICIAL RECORDS,
 BRAZORIA COUNTY, TEXAS.**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 8th DAY OF JANUARY, 2010. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.

Henry M. Santos
 HENRY M. SANTOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5450

