

Jay Miller

J. Michael Davis

2504 CREEKS EDGE DRIVE
(60' R.O.W.)

- NOTES:
1. OIL, GAS & OTHER MINERAL RIGHTS AS PER TITLE COMMITMENT.
 2. BUILDING SET-BACK LINE 3 FEET IN WIDTH FOR DETACHED GARAGE ALONG THE SIDE PROPERTY LINE AS REFLECTED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 99-645661 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
 3. DIRECT ACCESS DENIED TO LOTS BACKING ONTO PEARLAND PARKWAY AS REFLECTED BY THE RECORDED PLAT IN VOLUME 21, PAGE 35-38 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
 4. 15 FOOT SIDE SETBACK REQUIREMENT BETWEEN HOMES IN THE CITY OF PEARLAND. BE SURE THAT YOU MAINTAIN A MINIMUM OF 7.5 FEET BETWEEN THE HOUSE AND THE SIDE LOT LINE PARTICULARLY ON LOTS THAT ARE ADJACENT TO DEAN HUNTS LOTS.

- NOTE:
1. Distances shown in parentheses were measured on the ground.
 2. The following Road Information was from a F.E.M.A. Map. We are not responsible for its accuracy.

COMMUNITY # 480077 PANEL # 0045 J

DATE OF REVISION 9/22/99
(OUTSIDE OF 100 YEAR FLOOD PLAIN) ZONE 'X'

SCALE: 1"=20'

Surveyed for KIMBALL HILL on 1/30/02
Showing Lot 23 Block 3 of FINAL PLAT OF CLEAR CREEK PARK
Section ~ in BRAZORIA County Texas according to the Map or Plat
recorded in VOL. 31, PG. 57-60 of the PLAT records of BRAZORIA County.

REVISIONS	
02/05/02	2nd P.L.C.
2/20/02	F.C.# 3
6/13/02	FINAL

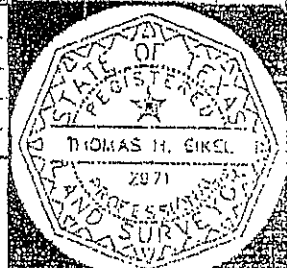
W.O. No. 10284, 74679
G.F. No. 01501413

I hereby certify that this survey was made on the ground under my supervision and that it correctly represents the facts found at the time of the survey. There were no encroachments apparent on the ground except as shown hereon.



Buyer: PHILIP W. DUNNING and Patricia W. Dunning
PATRICIA DUNNING
Mortgage Co.: WEST OAKS FINANCIAL
Title Company: PREMIER TITLE COMPANY

Hoffman Land Surveying, Ltd., LLP
2545 LANGFIELD ROAD - HOUSTON, TEXAS 77040 - (713)939-9100



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

Date: _____ GF No. _____
Name of Affiant(s): Blake Windhorst, Blair Windhorst
Address of Affiant: 2504 Creeks Edge Drive, Pearland, TX 77581
Description of Property: CLEAR CREEK PARK (A0198 TJ GREEN) (PEARLAND), BLK 3, LT 23
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 1/31/2014 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:)

NONE

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.

Joseph Blake Windhorst
Joseph Blake Windhorst

Blair Rae Windhorst *Blair Rae Windhorst*
SWORN AND SUBSCRIBED this 5th day of June, 20 20

Notary Public
(TXR 1907) 02-01-2010

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