

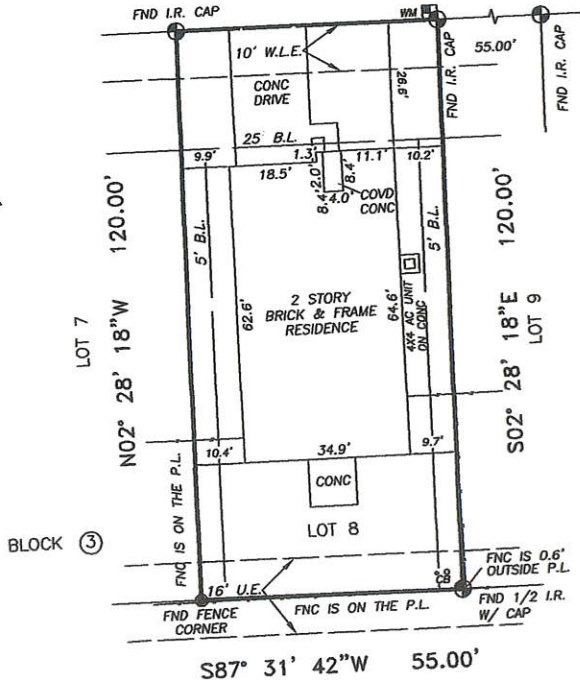
ARBOR GREEN LANE (60' R.O.W.)

N87° 31' 42"E 55.00'

- LEGEND:  
 U.E. — UTILITY EASEMENT  
 W.L.E. — WATERLINE EASEMENT  
 R.O.W. — RIGHT OF WAY  
 B.L. — BUILDING LINE  
 P.L. — PROPERTY LINE  
 CONTROLLING MONUMENT  
 WATER METER

scale 1"=30'

BONBROOK PLANTATION SECTION 1  
 AMENDING PLAT NO. 1  
 (PLAT NO. 20050093 & 20050223, F.B.C.P.R.)



- NOTES:  
 1. BEARINGS BASED ON PLAT.  
 2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE COMPANY UNDER G.F. NO. 14001769, EFFECTIVE 04/02/14 AS LISTED: PLAT NO. 20050093 AND 20050223, F.B.C.P.R., 2005118188, 2005153450, 2006016905, 2006023017, 2007110995, 2007150740, 2008033472, 2009130241, 2010099448, 2011131017, 2011131018, 2011131025, 2012000105, 2012000106, 2012000107, 2013014409 AND 2014007504, F.B.C.C.F.  
 3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.  
 4. AGREEMENT WITH CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC PER F.B.C.C.F. NO. 2005100548.  
 5. DRAINAGE EASEMENT 20' IN WIDTH ON EACH SIDE OF THE CENTER LINES OF ALL NATURAL DRAINAGE ON THE HEREIN DESCRIBED PROPERTY.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

F.L.R.M. NO. 48157C PANEL 026SL 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 THE F.L.R.M.'S ACCURACY.  
 EFFECTIVE DATE 04/02/14 ZONE X

BOUNDARY SURVEY OF  
 LOT 8, BLOCK 3,  
 BONBROOK PLANTATION NORTH SECTION  
 AMENDING PLAT NO. 1  
 PLAT NO. 20050093 AND 20050223,  
 FORT BEND COUNTY PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS.

SURVEYED FOR: DEIAN T. TABAKOV  
 ADDRESS: 519 ARBOR GREEN LANE ROSENBERG TX 77469

LENDER: -	JOB NO.: 101879
FIELD WORK: 04/26/14	KEY MAP:

GGC SURVEY  
 Professional Land Surveying  
 FIRM NUMBER 10146000

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.  
 GF: 14001769 of OLD REPUBLIC NATIONAL  
 EFF: 04/02/14

GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): Brady Cook as Manager for Brookland North LLC

Address of Affiant: P.O. Box 2998, Sugar Land, TX 77487

Description of Property: Bonbrook Plantation North, Sec. 1, Block 3, Lot 8

County Fort Bend, 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 08/19/2016 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.

Brady Cook 07/22/20  
Manager, Brookland North LLC

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public