

**\*CITY ORDINANCES**  
**\*\*RESTRICTIVE COVENANTS**  
**\*\*\*BUILDER GUIDELINES**

WIRE FENCE — X —  
CHAIN LINK FENCE — 0 —  
IRON FENCE — I —  
WOOD FENCE — // —  
OVERHEAD UTILITIES — U —

BL = BUILDING LINE  
PL = PROPERTY LINE  
UE = UTILITY EASEMENT  
AE = AERIAL EASEMENT  
MH = MANHOLE  
FNC = FENCE  
BUILDING LINE — — — — —  
ESMT LINE — — — — —  
AERIAL ESMT — — — — —

I.R. = IRON ROD  
I.P. = IRON PIPE  
PUE = PUBLIC UTILITY ESMT.  
PAE = PERMANENT ACCESS ESMT.  
MUE = MUNICIPAL UTILITY ESMT.  
SSE = SANITARY SEWER ESMT.  
WLE = WATERLINE EASEMENT  
ROW = RIGHT OF WAY  
FND = FOUND

**LEGEND**

CONCRETE [Symbol]  
COVERED [Symbol]  
SOD [Symbol]

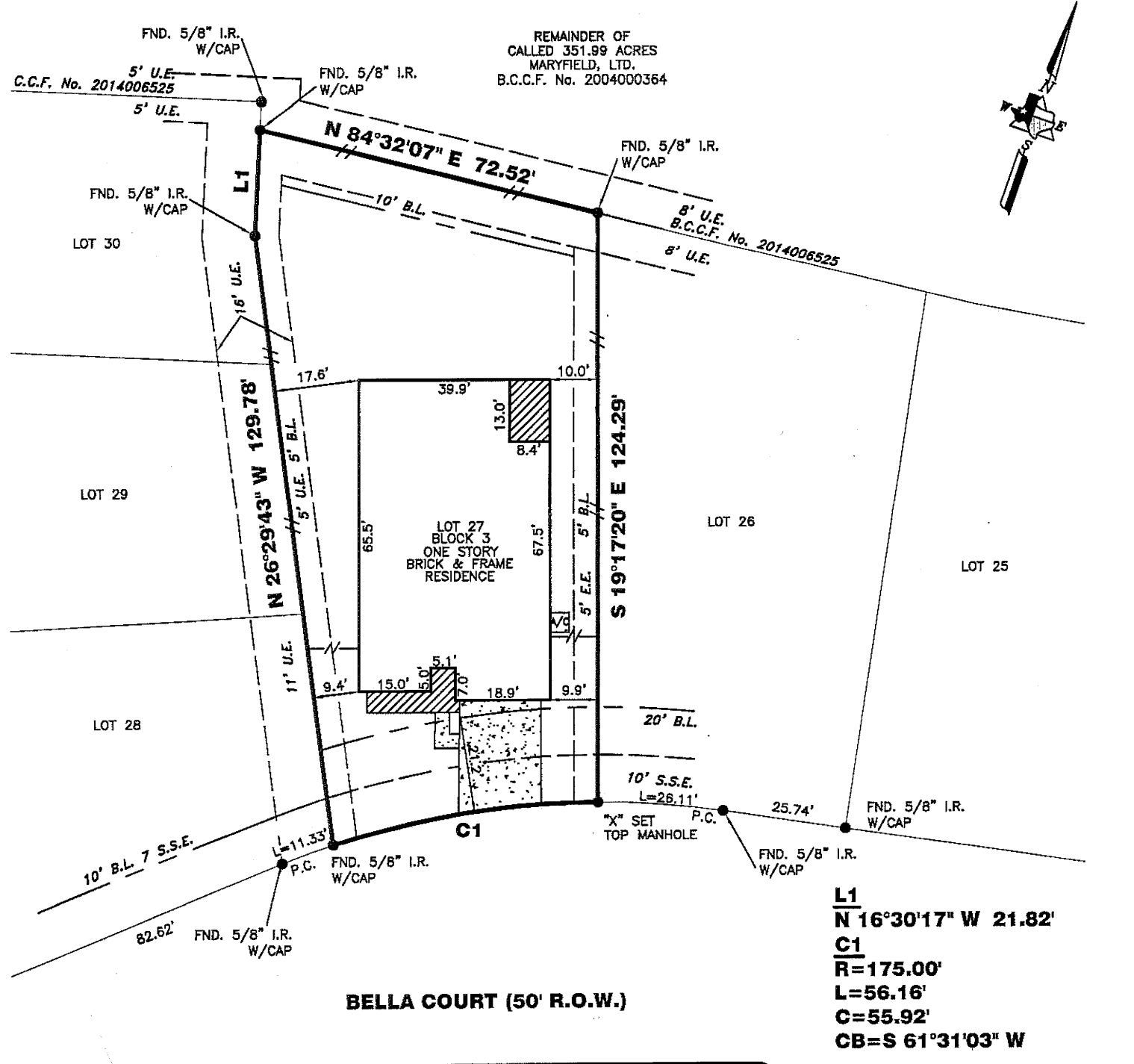
ELECT. BOX [Symbol]  
A/C PAD [Symbol]

FIRE HYDRANT [Symbol]  
LIGHT STANDARD [Symbol]  
UTILITY POLE [Symbol]

MANHOLE [Symbol]  
WATER METER [Symbol]  
UTIL. PEDESTAL [Symbol]

SCALE 1"=30'

15' 15' 30'



**4701 BELLA COURT**

**PROPERTY INFORMATION**

LOT 27 BLOCK 3

**SUBDIVISION:**  
FINAL PLAT KENDALL LAKES SEC 6

**RECORDING INFO:**  
DOC # 2015001260, OFFICIAL RECORDS  
BRAZORIA COUNTY, TEXAS

**BORROWER:**  
MATTHEW EDWARD YARBROUGH

**TITLE CO.**  
STAR TEX TITLE CO.

G.F.# 0115754996 G.F. DATE: 08/03/13

**SURVEYED FOR:**  
K.HOVNANIAN OF HOUSTON, II, L.L.C.

**DRAWING INFORMATION**

TRI-TECH JOB NO: HOF-BH182-15

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 04-02-15

**FLOOD INFORMATION**

F.I.R.M. NO: 48039C PANEL: 0135L

REVISED DATE: 09-22-99 ZONE: "AO" (DEPTH 1)

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL ROD CAPS ARE STAMPED "MILLER SURVEY GROUP", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER DOCUMENT # 2015001260, O.R.B.C.TX., B.C.C. FILE NOS. 2007035873, 2007058708, 2012051878, 2015001261

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

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF ALVIN), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

**REVISIONS**

NO.	DATE	REASON	BY
1	04-08-15	RE-CHECK ELEV.	MB
2	05/20/15	CORRECTIONS	ALH
3	09/25/15	FINAL SURVEY	KLR

**TRI-TECH SURVEYING COMPANY, L.P.**

WWW.SURVEYINGCOMPANY.COM  
10401 Westoffice Drive Phone: (713) 667-0800  
Houston, Texas 77042 Fax: (713) 667-4610

**CERTIFICATION** FIRM REG. NUMBER 10116900

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.

© 2015, TRI-TECH SURVEYING COMPANY, L.P.

**MICHAEL MOORE**  
4400  
PROFESSIONAL  
LAND SURVEYOR

09/25/15  
SURVEYOR REGISTRATION

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

Date: 11/11/2020

GF No. \_\_\_\_\_

Name of Affiant(s): Nicholas B Yepes,

Address of Affiant: 4701 Bella Ct., Alvin, TX 77511

Description of Property: Kendall Lakes Section 6, Block 3, Lot 27 AKA 4701 Bella Court, Alvin, TX 77511

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 TX, 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.");  
N/A

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 April 2, 2015 there have been no:

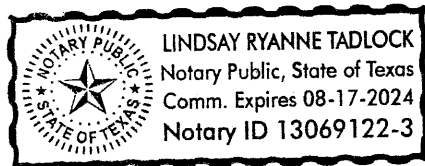
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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.

Nicholas B Yepes  
\_\_\_\_\_  
Nicholas B Yepes



SWORN AND SUBSCRIBED this 11 day of November, 2020

Lindsay R Tadlock  
\_\_\_\_\_  
Notary Public