

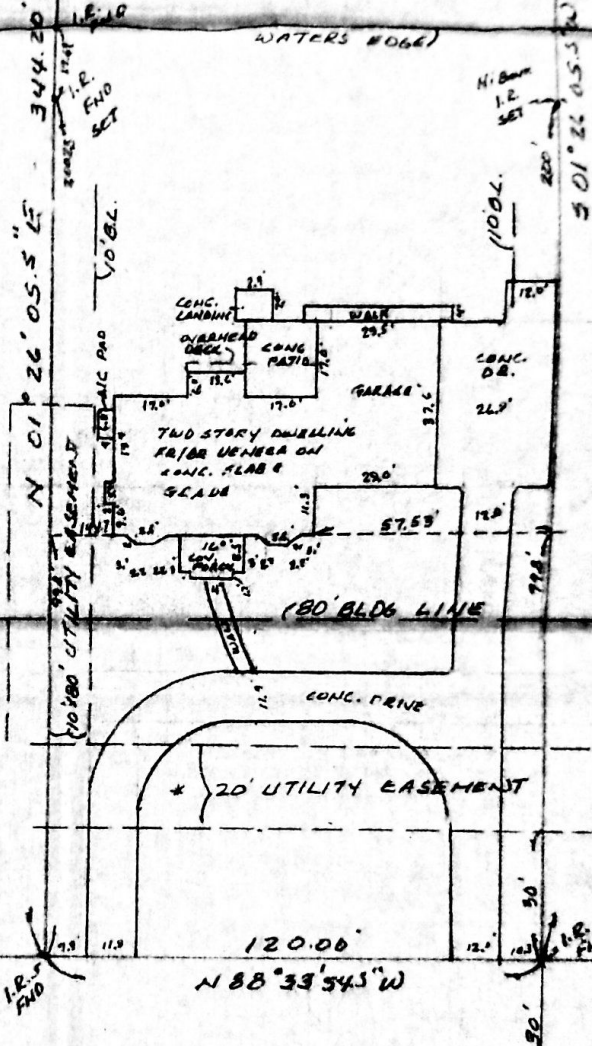
N 87° 50' W 112.10
120.83

LOT 12
BLOCK 10

WATERS #0661

LOT 13

LOT 11



* UNOBSTRUCTED AERIAL EASEMENT
8' WIDE FROM PLANE 16'
ABOVE GROUND UNWARD LOCATED
ADJACENT THERE TO



STATE OF TEXAS
COUNTY OF BRAZORIA

Q TIMBERCREEK DRIVE (60' R/W)
27' B.B. CONC. PAV W/ CURB & 4' SIDEWALK

THIS IS TO CERTIFY THAT I HAVE THIS DAY MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATE AT 313 TIMBERCREEK DRIVE IN THE CITY OF LAKE JACKSON, TEXAS, LOT 12 BLOCK 10, REPLAT OF TIMBERCREEK SUBDIVISION SECTION 2, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP RECORDED IN VOLUME 17, PAGES 235-236 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TX. THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THE SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF SAID PROPERTY, SETBACK FROM PROPERTY LINES THE DISTANCES INDICATED, AND THAT THE DISTANCE TO THE NEAREST INTERSECTING STREET AS SHOWN ON THE PLAT.

THERE ARE NO ENCROACHMENTS CONFLICTS OR PROTRUSIONS EXCEPT AS SHOWN.
DATE: DECEMBER 18, 1989
SCALE: 1"=40'
THE FLOOD ZONE DESIGNATION OF THIS PROPERTY IS "X"
AS DETERMINED BY THE FLOOD & HAZARD INSURANCE MAPS OF COMMUNITY 48039C (605)(H)

THE PURCHASERS OF THE PROPERTY AS OF THIS SURVEY ARE JAY BART LUCE & GRETA L.H. LUCE.

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

Date: June 12, 2020 GF No. _____

Name of Affiant(s): JAY BART LUCE,

Address of Affiant: 313 TIMBERCREEK DR, Lake Jackson, TX 77566

Description of Property: TIMBERCREEK SEC 2 REPLAT (LAKE JACKSON), BLOCK 10, LOT 12

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 12-18-89 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.

Jay Bart Luce
Jay Bart Luce
Greta Luce
GRETA LUCE

to be notarized at closing

SWORN AND SUBSCRIBED this _____ day of _____,

Notary Public

(TXR-1907) 02-01-2010