

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

Date: June 14, 2021

GF No. _____

Name of Affiant(s): Charles Belletto

Address of Affiant: 7228 County Road 167, Alvin, TX 77511

Description of Property: 1416 Moller, 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 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 2012 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:)

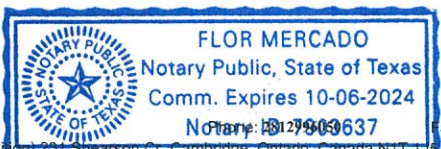
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

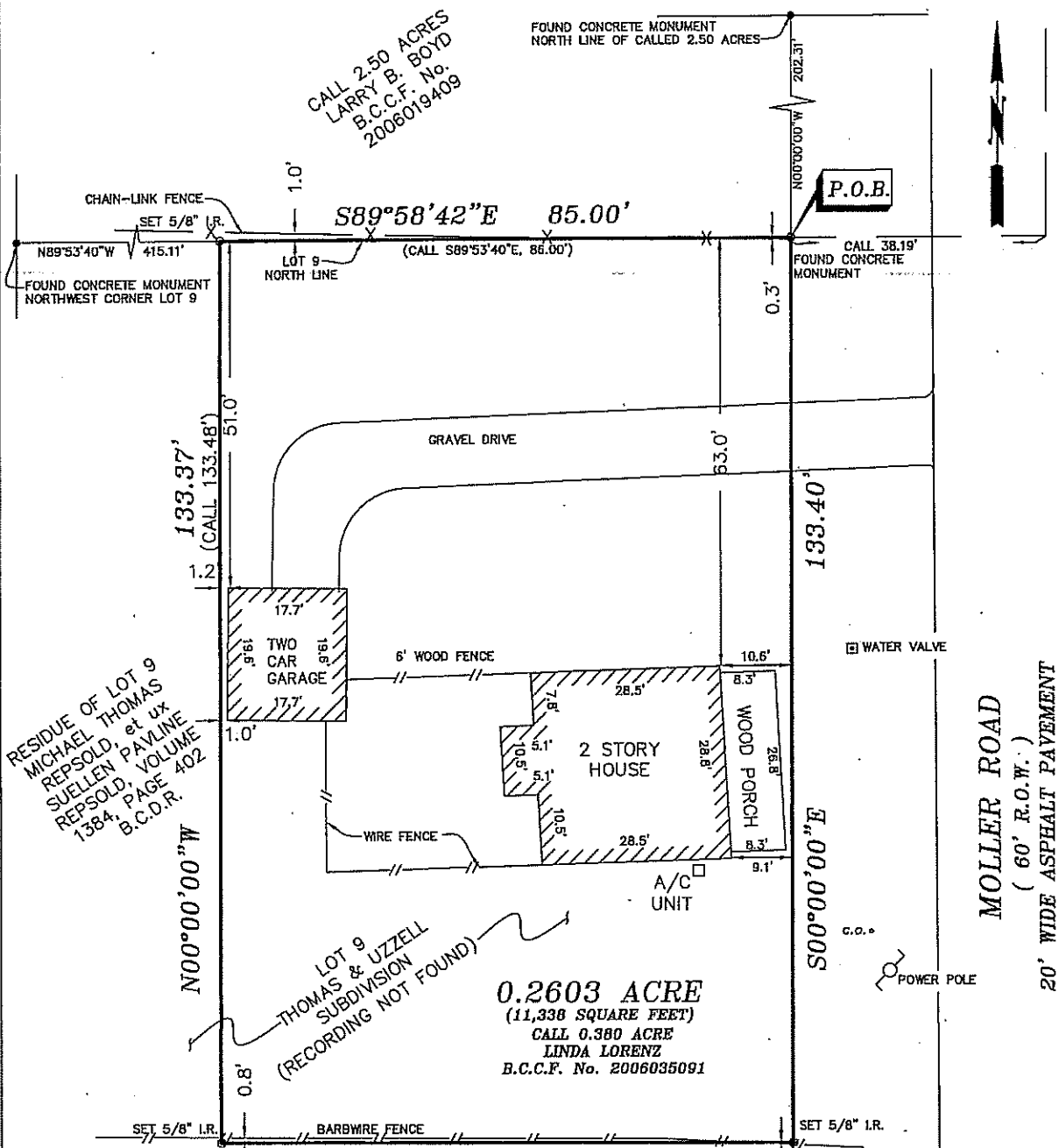
Charles Belletto
Charles Belletto

SWORN AND SUBSCRIBED this 2nd day of June, 2021

Flor Mercado
Notary Public



(TXR-1907) 02-01-2010



LEGEND:

- FND = FOUND
- GVB = GATE VALVE
- GM = GAS METER
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- I.R. = IRON ROD
- LP = LIGHT POLE
- MB = MAILBOX
- PG. = PAGE
- R = RADIUS
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- WM = WATER METER

FLOOD MAP:
THIS PROPERTY LIES IN
ZONE "X", AS PER COMMUNITY
PANEL No.48039C0145 H
DATE: 06/15/1989

PLAT OF SURVEY

SCALE: 1" = 20'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE MONUMENTED WEST R.O.W. LINE OF MOLLER ROAD, WHICH BEARS 500°00'00"E.
2. SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. FTH11011836, EFFECTIVE DATE 2-16-2011.
3. ITEM 10 OF SCHEDULE B OF SAID TITLE COMMITMENT DOES NOT APPEAR TO AFFECT THIS TRACT, SURVEYOR DID NOT FIND EVIDENCE OF A PIPELINE.
4. A SEPERATE METES AND BOUNDS WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS DRAWING.

FOR:
CHARLES BELLETO
ADDRESS: 1416
MOLLER DRIVE
GF No.:
FTH-11-FTH11011836KM
DWG. NO.: 2352BDY
SURVEYOR'S
PHONE
(713)413-1900

BEING 0.2603 ACRE, OUT OF LOT 9, OF THE
THOMAS & UZZELL SUBDIVISION, AND BEING
OUT OF THE HT&B RR COMPANY SURVEY,
ABSTRACT 449, BRAZORIA COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION,
ON THE 28TH DAY OF MARCH, 2012.



County: Brazoria
Project: 1416 Moller Drive
M.S.G. No.: 121059
Job Number: 2352BDY

FIELD NOTES FOR 0.2603 ACRE

Being a tract of land containing 0.2603 acre (11,338 square feet), located in the H.T.&B. R.R. Company Survey, Abstract-449, in Brazoria County, Texas; and being out of Lot 9 of the Thomas and Uzzell subdivision (recording and map not found), said Lot 9 being conveyed to George W. Moller in Volume 21, Page 19 of the Brazoria County Deed Records (B.C.D.R.); and being a called 0.380 acre tract recorded in the name of Linda Lorenz in Brazoria County Clerk's File Number (B.C.C.F. No.) 2006035091; said 0.2603 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the monumented west Right-Of-Way (R.O.W.) line of Moller Road (60 feet wide) which bears South 00 degrees 00 minutes 00 seconds East):

Beginning at a concrete monument found at the northeast corner of aforesaid 0.380 acre tract, and being on the north line of aforesaid Lot 9, same being the south line of a called 2.50 acre tract recorded in the name of Larry B. Boyd in B.C.C.F. No. 2006019409, and on the west R.O.W. line of aforesaid Moller Road, for the northeast corner of the herein described tract, from which a found concrete monument on the north line of said 2.50 acre tract bears North 00 degrees 00 minutes 00 seconds West, a distance of 202.31 feet;


Thence, with the east line of aforesaid 0.380 acre tract and the west R.O.W. line of Moller Road, South 00 degrees 00 minutes 00 seconds East, a distance of 133.40 feet to a 5/8-inch iron rod with a Miller Survey Group (M.S.G.) cap set for the southeast corner of said 0.380 acre and the herein described tract;

Thence, with the south and west lines of aforesaid 0.380 acre tract the following two (2) courses:

1. South 90 degrees 00 minutes 00 seconds West, a distance of 85.00 feet to a 5/8-inch iron rod with a M.S.G. cap set for the southwest corner of said 0.380 acre and the herein described tract;
2. North 00 degrees 00 minutes 00 seconds West, a distance of 133.37 feet (call 133.48 feet) to a 5/8-inch iron rod with a M.S.G. cap set on the south line of aforesaid 2.50 acre tract, same being the northwest corner of said 0.380 acre and the herein described tract, from which a found concrete monument at the northwest corner of aforesaid Lot 9 and the southwest corner of said 2.50 acre tract bears, North 89 degrees 58 minutes 42 seconds West, a distance of 415.11 feet;

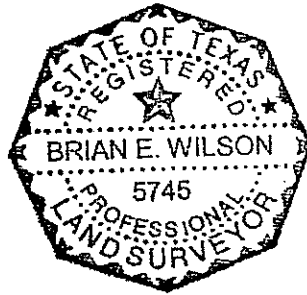
Thence, with the north line of aforesaid Lot 9, same being the south line of aforesaid 2.50 acre tract, South 89 degrees 58 minutes 42 seconds East, a distance of 85.00 feet (call South 89 degrees 53 minutes 40 seconds East, a distance of 86.00 in aforesaid 0.380 acre deed) to the **Point of Beginning** and containing 0.2603 acre (11,338 square feet) of land.

A Plat of Survey dated March 28, 2012 was prepared, by Miller Survey Group in conjunction with this metes and bounds description.



Brian E. Wilson, R.P.L.S.

Texas Registration Number 5745



Miller Survey Group
Ph: (713) 413-1900
Job: 2352Bdy
March 28, 2012