

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

Date: _____ GF No. _____

Name of Affiant(s): _____

Address of Affiant: _____

Description of Property: _____

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 October 25, 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.

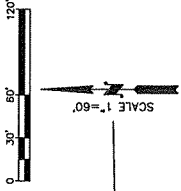
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

JOSE DE JESUS MATA
Jose de Jesus Mata

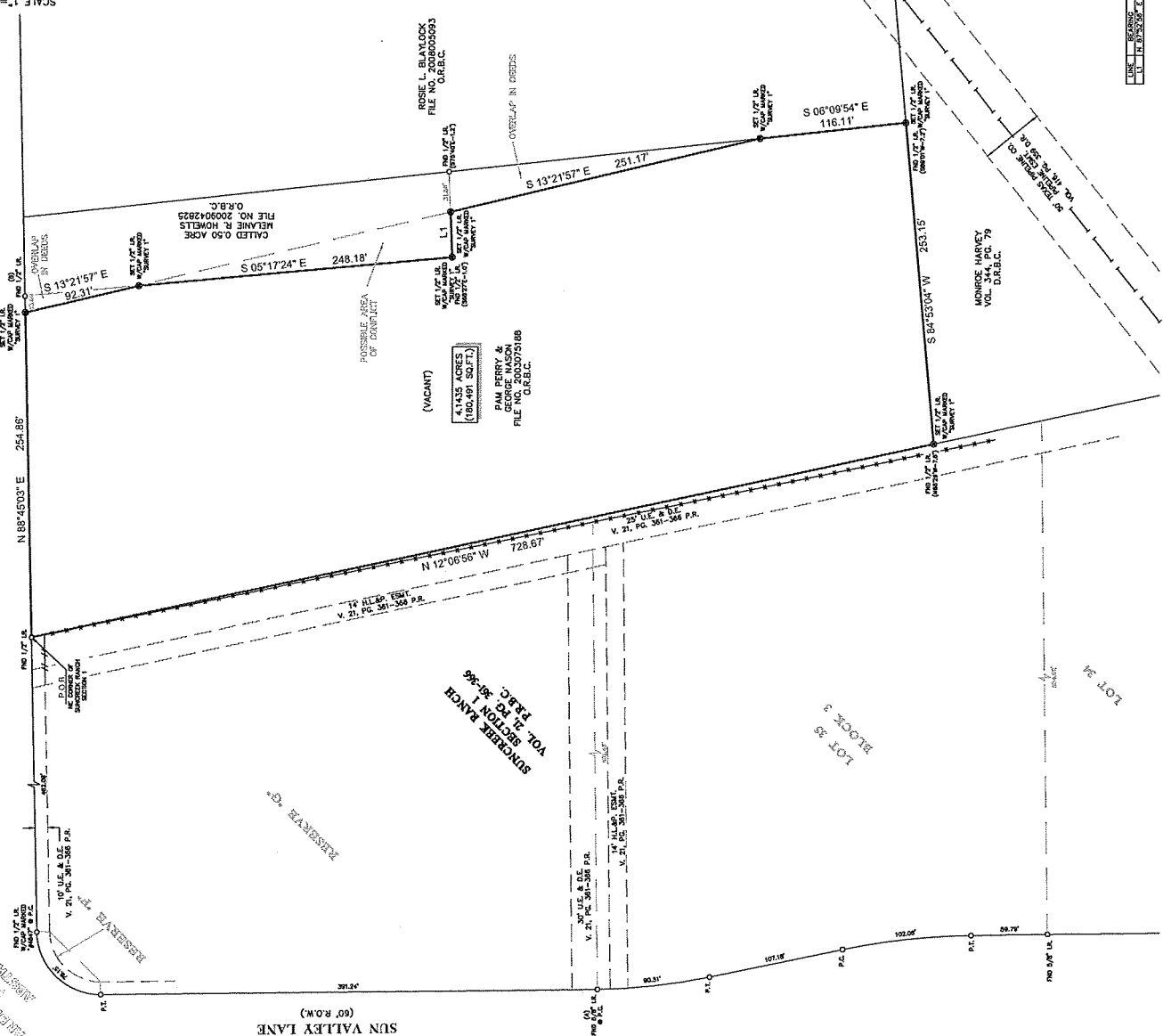
SWORN AND SUBSCRIBED this _____ day of _____,

Notary Public
Christy Buck

(TXR-1907) 02-01-2010



F.M. 1462
(120' R.O.W.)



DISCUSSION OF A TRACT OF LAND CONTAINING IN THE ANDREW ROBINSON SURVEY, ABSTRACT 115 BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 4.1435 ACRES (180,491 SQUARE FEET), SITUATED IN THE ANDREW ROBINSON SURVEY, ABSTRACT 115, BRAZORIA COUNTY, TEXAS, BEING PART OF A CALLED 4.528 ACRES TRACT OF LAND CONVEYED TO ANDREW ROBINSON BY HIS LAST WILL AND TESTAMENT, AS RECORDED IN COUNTY CLERK'S FILE NO. 200905188 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING OUT OF A TRACT OF LAND CONVEYED INTO TRADING WASHINGTON OIL COMPANY BY DEED RECORDED IN VOLUME 1065, PAGE 91 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING OUT OF A TRACT OF LAND CONVEYED INTO TRADING WASHINGTON OIL COMPANY BY DEED RECORDED IN VOLUME 1065, PAGE 66 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 4.1435-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 1462 (60' R.O.W.) AT THE NORTHWEST CORNER OF SUNBEE RANCH, SECTION 1, T. 14 N., R. 10 W., S. 10 E., BRAZORIA COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 21, PAGES 361-368 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88° 45' 03" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 1462, A DISTANCE OF 254.86 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

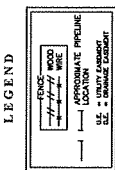
THENCE SOUTH 17° 21' 57" EAST ALONG THE WEST LINE OF SAID 0.59 ACRE TRACT, A DISTANCE OF 248.18 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 09° 54' 54" WEST, A DISTANCE OF 116.11 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE WEST LINE OF SAID 0.59 ACRE TRACT, FOR THE EASTERLY NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 17° 21' 57" EAST ALONG THE WEST LINE OF SAID 0.59 ACRE TRACT, A DISTANCE OF 251.17 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 06° 09' 54" WEST, A DISTANCE OF 116.11 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 17° 21' 57" WEST ALONG THE EAST LINE OF SAID SUNBEE RANCH, SECTION 1, A DISTANCE OF 728.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.1435 ACRES (180,491 SQUARE FEET), MORE OR LESS.



- NOTES
1. BOUNDARIES SHOWN HEREON ARE REFERENCED TO A RANGE GRID COORDINATE GRID AND OFFSET AND BEING MADE BY THE SURVEYOR AS SHOWN ON THE PLAT. THE SURVEYOR'S OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. ALL BEARINGS ARE TRUE BEARINGS AND CORRECTED BY THE TITLE INSURANCE COMPANY LISTED HEREIN.
 4. ALL DISTANCES AND BEARINGS ARE AS SHOWN ON THE PLAT UNLESS OTHERWISE NOTED.
 5. ALL DISTANCES AND BEARINGS ARE AS SHOWN ON THE PLAT UNLESS OTHERWISE NOTED.

INDEPENDENCE TITLE COMPANIES
 TITLE COMPANY
 201-489-7900
 507 F.M. 1462 SURVEY 1, 2016
 507 F.M. 1462 SURVEY 1, 2016
 507 F.M. 1462 SURVEY 1, 2016

CLIENT: ROSE DE JESUS MATI & RUBEN MATI
 507 F.M. 1462 SURVEY 1, 2016
 507 F.M. 1462 SURVEY 1, 2016
 507 F.M. 1462 SURVEY 1, 2016



| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| 1 | N 88° 45' 03" E | 254.86' |
| 2 | S 17° 21' 57" E | 248.18' |
| 3 | S 09° 54' 54" W | 116.11' |
| 4 | S 17° 21' 57" E | 251.17' |
| 5 | S 06° 09' 54" W | 116.11' |
| 6 | N 17° 21' 57" W | 728.67' |

LOT 34
 LOT 35
 BLOCK 3

SUNBEE RANCH
 VOL. 21, PG. 361-368 P.R.

MONROE HARVEY
 VOL. 344, PG. 79 D.R.B.C.

ROSE L. BLAYLOCK
 FILE NO. 200800593 O.R.B.C.

JAM PERRY & ROSA PERRY
 FILE NO. 200307588 O.R.C.

YOUNG & Rubicam
 10-49235-16