

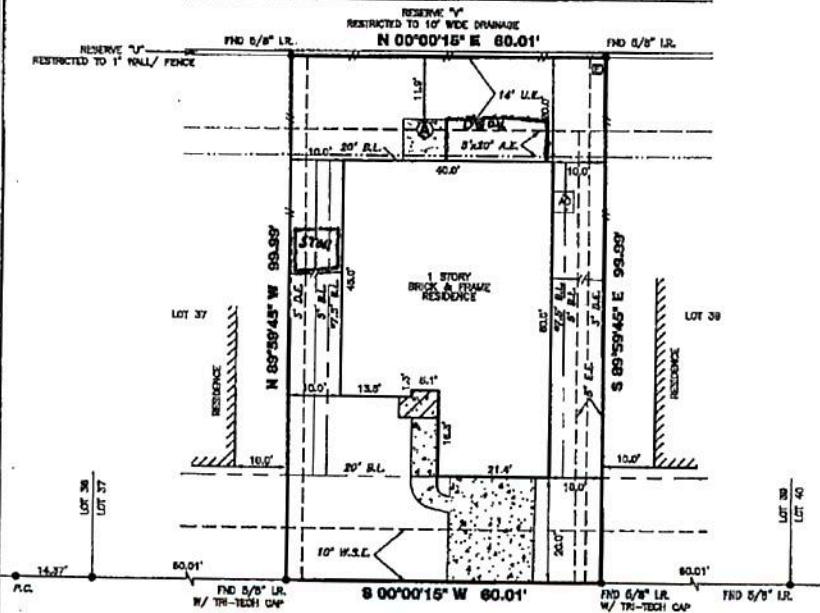


TRI-TECH
SURVEYING COMPANY, L.P.

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



225' W&P FILE STRIP
CALLED 13.746 ACRES
(V. 1146, P. 621 D.A.B.C.T.)



3708 MAHOAGANY TRAIL (50' R.O.W.)

CONC. PATIO PROTRUDES INTO 14' U.L.E. AS SHOWN.
ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
CITY OF PEARLAND ORDINANCES
USED RESTRICTIONS PER B.C.C. FILE NO. 2004018002

08-24-07 LOT SURVEY
11-02-07 FORM SURVEY
02-27-08 NEW SURVEY
02-27-08 NEW BLENDED (TDA)

ALL SIDE YARDS ARE THE CENTER OF A 6' DRAINAGE EASEMENT TO EACH ADJACENT LOT PER REQUIRED PLAT NOTE # 8.
RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER VOL. 24, PG. 236-237, P.R.B.C.T.V., B.C.C. FILE NOS. 2004018002, 2006044233, 2008047782, 2008080682
DRAWINGS REFERENCED TO: PLAT NORTH

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS (F.I.R.M.s). 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.I.R.M.'s ACCURACY.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL.
THIS SURVEY IS VALID FOR THE TRANSACTION ONLY. © 2008, TRI-TECH SURVEYING CO., L.P.

LEGEND

	CONCRETE		LIGHT STANDARD		REVISIONS
	FILE HYDRANT		ON UTILITY		WOOD FENCE
	COVER SOIL		UTILITY POLE		IRON FENCE
	ELECT. BOX		UTE. PEDESTAL		WAR FENCE
	WATER METER		A/C PAD		CHAIN LINK FENCE

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 OR PLAT AND TITLE INFORMATION PROVIDED BY EMPIRE TITLE LTD., G.F. No. 2007-02-3734-A, DATED 02-07-08.

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 guidance and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below.

BOUNDARY SURVEY OF

ADDRESS: 3708 MAHOAGANY TRAIL
LOT 38 BLOCK 10 OF CYPRESS VILLAGE SECTION TWO
RECORDED IN VOLUME 24 PAGE 236-237 PLAT RECORDS BRAZORIA COUNTY, TX
DRAWN BY: TORRE FLAM
TITLE COMPANY: EMPIRE TITLE COMPANY, LTD. G.F.# 2007-02-3734-A
SURVEYED FOR: GEHAN HOMES, LTD.
F.I.R.M. MAP NO. 48039C PANEL# 0040 ZONE "X" REVISED 9-22-89
DATE: SEE REVISIONS SCALE: 1" = 20' JOB NO. G4534-07

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

Date: 12/28/15

GF No. _____

Name of Affiant(s): Jeffrey Mathis, Monique Mathis

Address of Affiant: 3706 Mahogany Trl, Pearland, TX 77584-9745

Description of Property: CYPRESS VILLAGE SEC 2 (A0546 H T & B) , BLOCK 10, LOT 38
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 Feb 02-2007 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.

Jeffrey Mathis
Monique Mathis



SWORN AND SUBSCRIBED this 28th day of December, 2015

Christy Buck
Notary Public
Christy Buck

(TAR- 1907) 02-01-2010