



# TRI-TECH SURVEYING CO., INC.

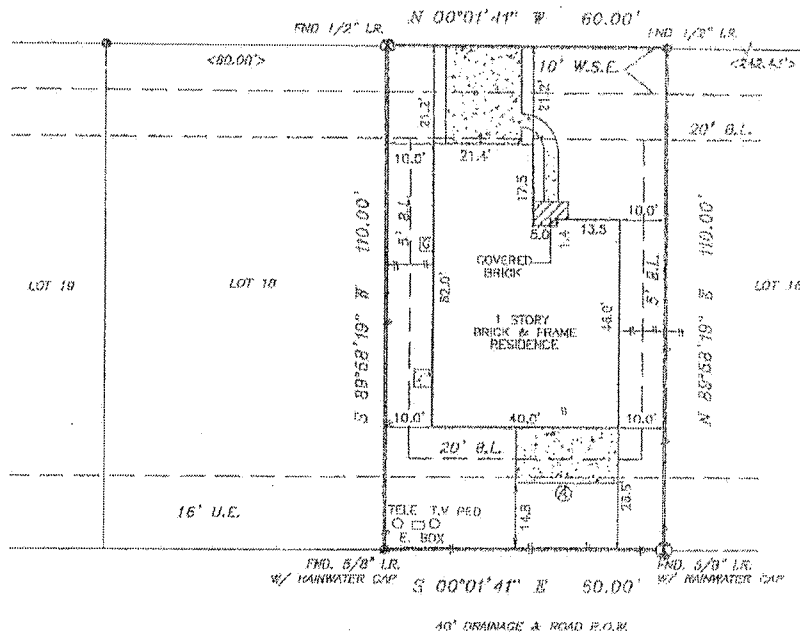
5210 SPRUCE STREET

BELLAIRE, TEXAS 77401

PHONE: (713) 667-0800



2211 DAY DRIVE (50' R.O.W.)



*Maheer Ryan Hyl*

*Heather Vincent Hughes*

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

\*CITY OF PEARLAND ORDINANCES  
\*\*DEED RESTRICTIONS PER B.C.C. FILE NO. 00-040883 & 01-005333

ALL SIDE YARDS ARE THE CENTER OF A 6' DRAINAGE SWALE TO EACH ADJACENT LOT PER RECORDED PLAT NOTE # 5.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER VOL. 21, PAGES 147-148, F.R.B.C.T.X., B.C.C. FILE NOS. 00-040883, 01-005333, 01-002861, O.R.B.C.F.X.

BUILDER MUST VERIFY MINIMUM REQUIREMENTS OF PROPOSED FINISHED FLOOR ELEVATIONS FOR F.I.R.M. ZONE "X" INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT WITH THE CITY OF PEARLAND PRIOR TO STARTING CONSTRUCTION.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. 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 ITS ACCURACY.

CONC PATIO ENROACHES INTO 18' U.E. AS SHW

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER.

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

BEARINGS SHOWN REFERENCED TO:

N 00°01'41" W ALONG DAY DRIVE.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2002, TRI-TECH SURVEYING COMPANY

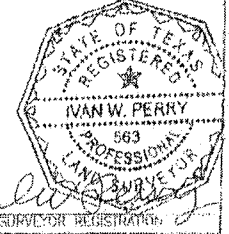
| LEGEND |                      |
|--------|----------------------|
|        | CONCRETE             |
|        | COVERED              |
|        | ASPHALT              |
|        | IRON FENCE           |
|        | WOOD FENCE           |
|        | CONTROLLING MONUMENT |
|        | CHAIN LINK FENCE     |

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 RECORDS OF MAP OR PLAT AND TITLE INFORMATION PROVIDED BY NORTH AMERICAN TITLE CO., G.F. No. 9390840-A-46/10, DATED 7-31-02.

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

### BOUNDARY SURVEY OF

LOT 17 BLOCK 1 OF A FINAL PLAT OF SOUTH HAMPTON SECTION TWO  
 RECORDED IN VOLUME 21 PAGE 147-148 PLAT RECORDS BRAZORIA  
 COUNTY, TEXAS.  
 BORROWER: CYNTHIA J. GARZA  
 TITLE COMPANY: NORTH AMERICAN TITLE CO. G.F.# 6390840-A-46/kc  
 SURVEYED FOR: GEHAN HOMES, LTD.  
 F.I.R.M. MAP No. 480390 PANEL No. 00301 ZONE "X" REVISED 9-22-99  
 DATE: 8-21-02 SCALE: 1"=30' JOB NO.: 6501-01



## SURVEY ACCEPTANCE LETTER

File No.: 649890

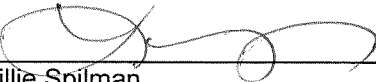
Date: February 28<sup>th</sup>, 2020

Re: Lot 17, in Block 1, of the Final Plat of South Hampton Section 2, a Subdivision in Brazoria County, Texas, according to map or plat thereof recorded in Volume 21, Pages 147-148 of the map and/or Plat Records of Brazoria County, Texas.

This is to certify that I/We have been shown a copy of the survey of the above captioned property, dated 08/21/02, made by Ivan W Perry, Registered Public Surveyor No. RPLS#563, and I/We am/are aware of the following:

NONE

I/We hereby have no objections to these matters, and hereby indemnify and hold Stewart Title Company harmless with regard to same from any liability arising from the above mentioned items.

  
\_\_\_\_\_  
Lillie Spilman

# RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

(May be modified as Appropriate as Commercial Transaction)

File Number: 649890  
Date: February 28, 2020  
Name of Affiant(s): Matthew Ryan Hughes and Heather Vincent Hughes  
Description of Property: Lot 17, in Block 1, of the Final Plat of South Hampton Section 2, a Subdivision in Brazoria County, Texas, according to map or plat thereof recorded in Volume 21, Pages 147-148 of the map and/or Plat Records of Brazoria County, Texas.

County: Brazoria County, Texas  
Name of Title Company: Stewart Title Company

"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. I am/We are the owner(s) of the property and we are familiar with the property and the improvements located on the Property.
2. I am/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. I/We understand that the Company may make exceptions to the coverage of the title insurance as Company may deem appropriate. I/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 Policy of Title Insurance upon payment of the promulgated premium.
3. To the best of my/our actual knowledge and belief, since 08/21/02 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
4. I/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.
5. I/We understand that I/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.

Matthew Ryan Hughes by Heather Vincent Hughes as Attorney in Fact  
Matthew Ryan Hughes by Heather Vincent Hughes as Attorney in Fact

Heather Vincent Hughes  
Heather Vincent Hughes

State of TX  
County of Brazoria

Sworn to and subscribed before me, the undersigned authority, by Heather Vincent Hughes, Individually and as Attorney in Fact for Matthew Ryan Hughes on this the 28 day of February, 2020.

Coreena Sims  
Notary Public in and for the State of TX  
My Commission Expires: 10/04/2023



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

Date: February 8, 2020 GF No. 649890  
Name of Affiant(s): MATTHEW R. HUGHES AND HEATHER V. HUGHES  
Address of Affiant: 2211 DAY DRIVE PEARLAND, TX 77584  
Description of Property: RESIDENTIAL HOUSE AND LOT  
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 May 2014 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, replatting, 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):

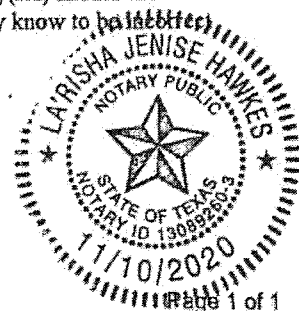
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Matthew R. Hughes, Heather V. Hughes, POA  
Heather V. Hughes

SWORN AND SUBSCRIBED this 8 day of Feb., 2020

[Signature]  
Notary Public

(TAR 1907) 02-01-2010



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 649890

Lot 17, in Block 1, of the Final Plat of South Hampton Section 2, a Subdivision in Brazoria County, Texas, according to map or plat thereof recorded in Volume 21, Pages 147-148 of the map and/or Plat Records of Brazoria County, Texas.