

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

Date: 5-23-22

GF No. _____

Name of Affiant(s): Brian Jacobs

Address of Affiant: 205 Roark Lane

Description of Property: HERVEY #1 (A0020 S F AUSTIN DIV 18), LOT 7H-7I, ACRES 1.010 FRONT ACREAGE
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."): n/a

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 December 30, 2020 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.

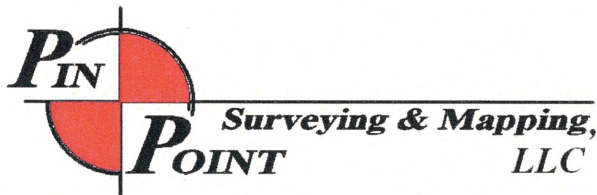
Brian Jacobs
Brian Jacobs

SWORN AND SUBSCRIBED this _____ day of _____,

Notary Public

(TXR-1907) 02-01-2010

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P.O. Box 3344 Lake Jackson, Tx 77566 (979) 299-3373 office (979) 299-3307 fax
www.pinpointsurvey.com -- pinpointsurvey@sbcglobal.net

1.006 Acres
In the Lot 7 Lucy B. Hervey S/D
Stephen F. Austin 7-1/3 League Grant, Abstract No. 20, Div. 18
Brazoria County, Texas

Being a 1.006 acre tract of land situated in the Stephen F. Austin 7-1/3 League Grant, Abstract No. 20, Division 18, Brazoria County, Texas out of a called 6.74 acre tract in the Lucy B. Hervey S/D and being all of the same called 1.006 acre tract conveyed to Salvador Fonseca recorded in County Clerk's File No. 2019-018022 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the Southeast line of called 1.006 acre tract being – South 70° 15' 00" West.)

BEGINNING at a 1/2" iron rod found in the Southwest right-of-way of Roark Lane for the North corner of a called 0.53 acre tract conveyed to Joshua Ryan Morgan recorded in County Clerk's File No. 2016-017450 of the Official Records of Brazoria County, Texas, the Southeast corner of called 1.006 acre tract and being the Southeast corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South 70° 15' 00" West [Reference Bearing], along the Northwest line of called 0.53 acre tract and the Southeast line of called 1.006 acre tract, at 88.0 feet pass a 1/2" iron rod found for the Northwest corner of called 0.53 acre tract and the Northeast corner of a called 1.00 acre tract conveyed to Wendell R. and Jeanette M. Bumpers recorded in Volume 1721, Page 608 of the Deed Records of Brazoria County, Texas and continuing for a total distance of 255.50 feet, (called 250.50 feet), to a 1-inch iron pipe found in the Northeast line of a called 1.119 acre tract conveyed to Rodd Dodge, Sr. recorded in County Clerk's File No. 1994-043405 of the Official Records of Brazoria County, Texas for the Northwest corner of called 1.00 acre tract, the Southwest corner of called 1.006 acre tract and being the Southwest corner of the herein described tract;

THENCE North 19° 45' 00" West – 175.00 feet, (called 170.00 feet), along the Northeast line of called 1.119 acre tract, the Southwest line of called 1.006 acre tract and the Northeast line of a called 3.738 acre tract conveyed to Harold Springer recorded in County Clerk's File No. 2020-017817 of the Official Records of Brazoria County, Texas to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Northwest corner of called 1.006 acre tract, the Southwest corner of a called 0.64 acre tract conveyed to Dolke and Lorna Bennett recorded in Volume 1017, Page 684 of the Deed Records of Brazoria County, Texas and being the Northwest corner of the herein described tract;

THENCE North 70° 15' 00" East – 255.50 feet, (called 250.50 feet), along the Southeast line of called 0.64 acre tract and the Northwest line of called 1.006 acre tract to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Southwest R.O.W. of Roark Lane for the Southeast corner of called 0.64 acre tract, the Northeast corner of called 1.006 acre tract and being the Northeast corner of the herein described tract;

THENCE South 19° 45' 00" East, along the Southwest R.O.W. of Roark Lane and the Northeast line of called 1.006 acre tract, at 5.0 feet pass a 1/2" iron rod found on-line and continuing for a total distance of 175.00 feet to the **PLACE OF BEGINNING** and containing 1.006 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on December 23rd, 2020.*


George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
Firm Registration No. 10156700
P.O. Box 3344 Lake Jackson, TX 77566
(979) 299-3373 – phone
pinpointsurvey@sbcglobal.net -- email

