



SAINT JOHN STREET
(50' R.O.W.)

- H.L. & P. Agmt. per VOL. 1762, PG. 557 OF B.C.D.R.
- 3' ACCESS ESMT. ON "ZERO" LOT LINE PER VOL. 13, PG. 737 B.C.D.R..
- B.L.'S PER VOL. 13, PG. 737, VOL. 1072, PG. 951 B.C.D.R.R.

Notes :

- Basis for Bearings: EAST LINE OF SAINT JOHN STREET.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- All fences are 6' wood unless otherwise noted.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

This property appears to be in an area of 500 year flood, area of 100 year flood with an average depth of less than 1 ft. or with drainage area less than 1 sq. mile or an area protected by levees from 100 year flood, and in insurance rate map zone shaded X as per map 48039C00301 Dated: 09-22-99 This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

I hereby certify that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge, surveyed 08-08-06.

Lucien C Schaffer 9-12-06
LUCIEN C. SCHAFFER, JR., R.P.L.S. No. 4803 Date

This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.



LOT: 3	BLOCK: 2	SUBDIVISION: SOUTHDOWN	SECTION: 3
RECORDATION: VOL. 17, PG. 153-154 OF MAP RECORDS		COUNTY: BRAZORIA	STATE: TEXAS
ADDRESS: 1011 SAINT JOHN STREET		CITY: PEARLAND	LENDER: BANK OF AMERICA
PURCHASER: VALERIE VAUGHN		TITLE COMPANY: LAND AMERICA COMMONWEALTH TITLE OF HOUSTON	G.F. # 2621001790

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

Date: 10/27/15

GF No. _____

Name of Affiant(s): Valerie Vaughn Steen,

Address of Affiant: 1011 Saint John Drive, Pearland, Tx 77584

Description of Property: Southdown S/D Sec 3 Block 2 Lot 3

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 9-12-2006 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.

Valerie Steen



SWORN AND SUBSCRIBED this 27th day of October, 2015

Christy Buck
Notary Public

(TAR- 1907) 02-01-2010

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