

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

Date: May 17, 2022

GF No. _____

Name of Affiant(s): Kendall Riley Enterprises LLC

Address of Affiant: 1629 CR 130 Pearland, TX 77581

Description of Property: WEST FRIENDSWOOD (A0111 PERRY & AUSTIN), LOT 67A, ACRES 0.570
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.

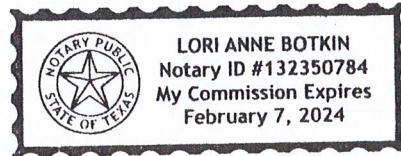
4. To the best of our actual knowledge and belief, since December 19, 2006 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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

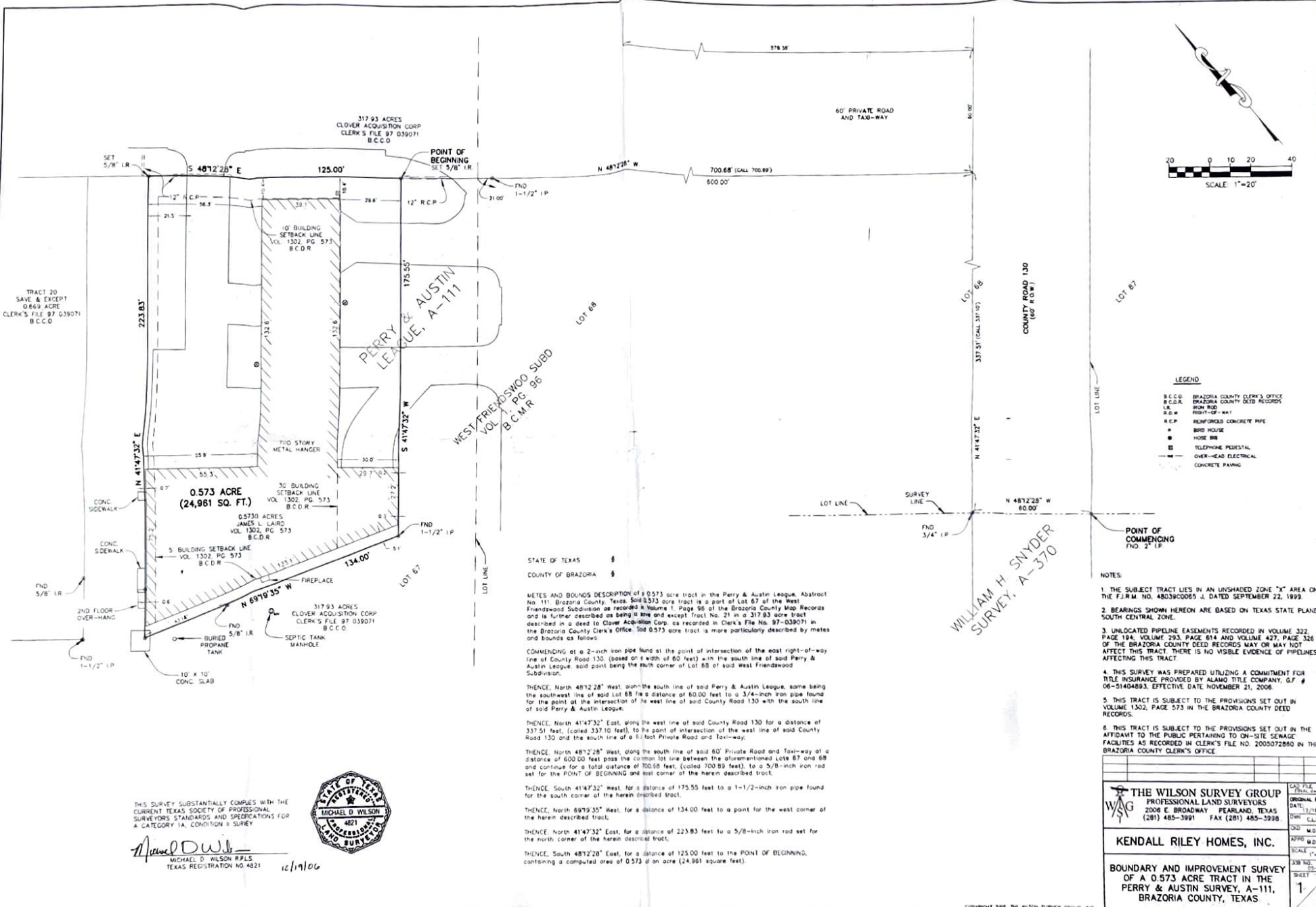
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

[Signature]
[Signature]



SWORN AND SUBSCRIBED this 17th day of May, 2022
[Signature]
Notary Public



LEGEND

B.C.C.O.	BRAZORIA COUNTY CLERK'S OFFICE
B.C.L.A.	BRAZORIA COUNTY DEED RECORDS
L.R.	IRON ROD
R.O.W.	RIGHT-OF-WAY
R.C.P.	REINFORCED CONCRETE PIPE
•	BIRD HOUSE
•	HOSE END
⊠	TELEPHONE PESTERIAL
—	OVER-HEAD ELECTRICAL
—	CONCRETE PAVING

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION OF 0.573 acre tract in the Perry & Austin League, Abstract No. 111, Brazoria County, Texas. Said 0.573 acre tract is a part of Lot 87 of the West Freywood Subdivision as recorded in Volume 1, Page 98 of the Brazoria County Map Records and is further described as 8499.0 line and except Tract No. 21 in a 317.93 acre tract described in a deed to Clover Acquisition Corp. as recorded in Clerk's File No. 97-039071 in the Brazoria County Clerk's Office. Said 0.573 acre tract is more particularly described by metes and bounds as follows:

COMMENCING at a 2-inch iron pipe found at the point of intersection of the east right-of-way line of County Road 130, (based on a width of 60 feet) with the south line of said Perry & Austin League; said point being the north corner of Lot 88 of said West Freywood Subdivision;

THENCE, North 48°12'28" West, along the south line of said Perry & Austin League, some being the southwest line of said Lot 88 in a distance of 60.00 feet to a 3/4-inch iron pipe found for the point at the intersection of the west line of said County Road 130 with the south line of said Perry & Austin League;

THENCE, North 41°47'32" East, along the west line of said County Road 130 for a distance of 337.51 feet, (called 337.50 feet), to the point of intersection of the west line of said County Road 130 and the south line of a 60-foot Private Road and Tax-way;

THENCE, North 48°12'28" West, along the south line of said 60' Private Road and Tax-way at a distance of 600.00 feet past the common lot line between the aforementioned Lots 87 and 88 and continue for a total distance of 700.68 feet, (called 700.69 feet), to a 5/8-inch iron rod set for the POINT OF BEGINNING and east corner of the herein described tract;

THENCE, South 41°47'32" West, for a distance of 175.55 feet to a 1-1/2-inch iron pipe found for the south corner of the herein described tract;

THENCE, North 89°19'35" West, for a distance of 134.00 feet to a point for the west corner of the herein described tract;

THENCE, North 41°47'32" East, for a distance of 223.83 feet to a 5/8-inch iron rod set for the north corner of the herein described tract;

THENCE, South 48°12'28" East, for a distance of 125.00 feet to the POINT OF BEGINNING, containing a computed area of 0.573 of an acre (24,961 square feet).

- NOTES:**
1. THE SUBJECT TRACT LIES IN AN UNSHADED ZONE "X" AREA ON THE F.J.R.M. NO. 48039C0065 J, DATED SEPTEMBER 22, 1999.
 2. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE, SOUTH CENTRAL ZONE.
 3. UNLOCATED PIPELINE EASEMENTS RECORDED IN VOLUME 322, PAGE 194, VOLUME 293, PAGE 614 AND VOLUME 427, PAGE 326 OF THE BRAZORIA COUNTY DEED RECORDS MAY OR MAY NOT AFFECT THIS TRACT. THERE IS NO VISIBLE EVIDENCE OF PIPELINES AFFECTING THIS TRACT.
 4. THIS SURVEY WAS PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PROVIDED BY ALAMO TITLE COMPANY, G.F. # 06-51404893, EFFECTIVE DATE NOVEMBER 21, 2006.
 5. THIS TRACT IS SUBJECT TO THE PROVISIONS SET OUT IN VOLUME 1302, PAGE 573 IN THE BRAZORIA COUNTY DEED RECORDS.
 6. THIS TRACT IS SUBJECT TO THE PROVISIONS SET OUT IN THE AFFIDAVIT TO THE PUBLIC PERTAINING TO ON-SITE SEWAGE FACILITIES AS RECORDED IN CLERK'S FILE NO. 2005072860 IN THE BRAZORIA COUNTY CLERK'S OFFICE.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND OPERATIONS FOR A CATEGORY 1A, CONDITION 4 SURVEY.

Michael D. Wilson
 MICHAEL D. WILSON R.P.L.S.
 TEXAS REGISTRATION NO. 4821



WILLIAM H. SNYDER
 SURVEY, A-370

THE WILSON SURVEY GROUP PROFESSIONAL LAND SURVEYORS 2008 E. BROADWAY PEARLAND, TEXAS (281) 485-3991 FAX (281) 485-3928	CADD FILE ORIGINAL PLOT DATE: 12/19/06 DRAWN: C.L.H. CHECKED: M.D.W. APPROVED: M.D.W. SCALE: 1"=20' SHEET NO.: 05-110 SHEET: 1 OF: 1
	KENDALL RILEY HOMES, INC. BOUNDARY AND IMPROVEMENT SURVEY OF A 0.573 ACRE TRACT IN THE PERRY & AUSTIN SURVEY, A-111, BRAZORIA COUNTY, TEXAS.