

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

Date: 6.23.22 GF No. 1034747-H788  
Name of Affiant(s): Diana L. Menzler  
Address of Affiant: 394 Henry St. Alvin TX 77511  
Description of Property: \_\_\_\_\_  
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 11.19.07 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

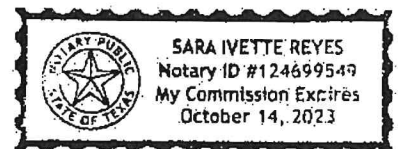
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

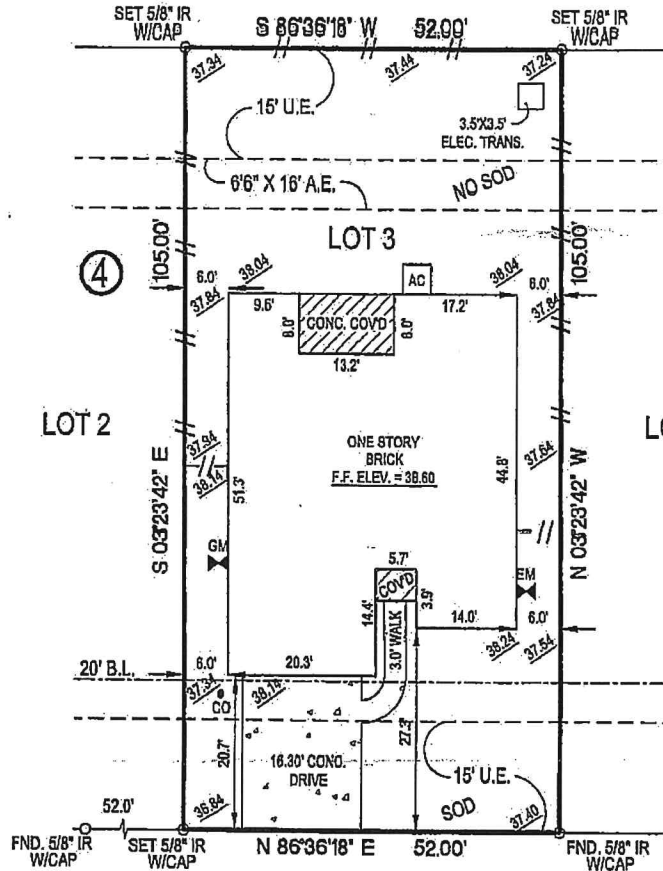
SWORN AND SUBSCRIBED this 23 day of June, 2022

[Signature]  
Notary Public

(TXR 1907) 02-01-2010



**BARRELL ROAD**  
 (40' R.O.W.)  
 10' R.O.W. DEDICATION



ADDRESS : 394  
**HENRY STREET**  
 (60' R.O.W.)

*x Dzh*

- NOTES:  
 1.) SUBJECT TO RESTRICTIVE COVENANTS SET OUT UNDER COUNTY CLERK'S FILE NO. 09-026552, 09-023852, 200506453 AND 200506543, OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS.  
 2.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN VOL. 1067, PG. 147, VOL. 698, PG. 636, VOL. 1260, PG. 572, VOL. 1268, PG. 698, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.  
 3.) ALL BEARINGS SHOWN ARE REFERENCED PER THE RECORDED PLAT.

LEGEND

E.E. = ELECTRICAL EASEMENT	IP = IRON PIPE
U.E. = UTILITY EASEMENT	FND = FOUND
A.E. = AERIAL EASEMENT	W = WOOD FENCE
D.E. = DRAINAGE EASEMENT	IR = IRON FENCE
B.L. = BUILDING LINE	CO = CLEAN OUT
STMS E = STORM SEWER EASEMENT	SD = SANITARY DRAIN
S.E.E. = SANITARY SEWER EASEMENT	GM = GAS METER
W.L.E. = WATER LINE EASEMENT	EM = ELECTRIC METER
S.L.E. = STREET LIGHT EASEMENT	WM = WATER METER
LR = IRON ROD	PP = POWER POLE
M.U.E. = MUNICIPAL UTILITY EASEMENT	CD = CONTROL MONUMENT

LOT	BLOCK	SUBDIVISION		SECTION
3	4	NORTH POINTE TRAILS		1
COUNTY	STATE	RECORDATION	SURVEY	SCALE: 1"=20'
BRAZORIA	TEXAS	C.F. NO. 2005066453, B.C.C.C.	ADDRESS	
PURCHASER	JONATHAN E. ASHLEY AND VERONICA A. ASHLEY		394 HENRY STREET, ALVIN, TEXAS 77611	

BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.



**Accurate Surveys of Texas Inc.**

551 MITCHELDALE SUITE A-B  
 HOUSTON, TEXAS 77092  
 TEL: (713)-569-6966  
 FAX: (713)-864-4266

*Daniel W. Goodale 11-19-07*  
 DANIEL W. GOODALE R.P.L.S. No. 4919

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

-SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.  
 -SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW.  
 -ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.  
 -THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

REVISION #	REVISION DESCRIPTION
▲	11-19-07/MP REV. TITLE
▲	08-09-07/MP TITLE ADD
MORTGAGE	FLAGSTONE LENDING GRP.
TITLE	FIRST AMERICAN TITLE
GF#	1034747-H788
CLIENT#	NT67
FIELD	06-28-07/MS
DRAFTING	06-28-07/MP
KEY MAP	855 Z