



LEGEND

B.L.	=	BUILDING LINE
U.E.	=	UTILITY EASEMENT
R.E.	=	ROAD EASEMENT
D.E.	=	DRAINAGE EASEMENT
A.E.	=	AERIAL EASEMENT
---	=	APPROXIMATE HIGH BANK

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MARCH 17, 2021, UNDER G.F. NO. 51-155077.
7. EASEMENT, AS RECORDED UNDER G.F. NO. 2008033199 O.R.B.C.

LEGAL DESCRIPTION: LOT 126, BLOCK 3, OAKWOOD SHORES, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN CLERK'S FILE NO. 2008019216 OF THE OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS.

CLIENT: PETER J FRANK AND SHELLEY FRANK	ADDRESS: 32818 AMBERJACK DRIVE
	TITLE COMPANY: PatriotTitle G.F. #: 51-155077 ISSUE DATE: MARCH 17, 2021 www.survey1inc.com FIELD CREW: JF survey1@survey1inc.com TECH: DC DATE: MAY 26, 2021 Firm Registration No. 100758-00 DRAFTER: MC(V) FINAL CHECK: EF JOB#: 5-97192-21 P.O. Box 2543 A.M., TX 77512 (281)335-1382 Fax: (281)335-1383

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

Date: July 20, 2022

GF No. _____

Name of Affiant(s): Peter J. Frank, Shelley Frank

Address of Affiant: 32818 Amberjack Dr, Richwood, TX 77515

Description of Property: BLK 3 LOT 126 ACRES 2.470 OAKWOOD SHORES (A0030-A0333)(RICHWOOD)

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."): Peter J. Frank and Shelley Frank

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 June 24, 2021 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]
Peter J. Frank

[Signature]
Shelley Frank

SWORN AND SUBSCRIBED this 8 day of August, 2022
[Signature]
Notary Public

(TXR-1907) 02-01-2010

UTR-TEXAS, REALTORS, 17000 El Camino Real Ste 107 Houston TX 77058
Rubin Geiler

Produced with Lone Wolf Transactions (zipForm Edition) 2314181501 Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwof.com

