

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

Date: 12 Aug 2022 GF No. \_\_\_\_\_

Name of Affiant(s): Dean J Mento

Address of Affiant: 11821 Sea Shadow Bnd, Pearland, TX 77584-6807

Description of Property: SHADOW CREEK RANCH SF-11 (PEARLAND), BLOCK 1, LOT 8

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."): Affiant is the owner of the Property.

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 20, 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.

Dean J Mento  
**Dean J Mento**

SWORN AND SUBSCRIBED this 12 day of August, 2022  
Shawn Davy  
Notary Public

(TXR-1907) 02-01-2010



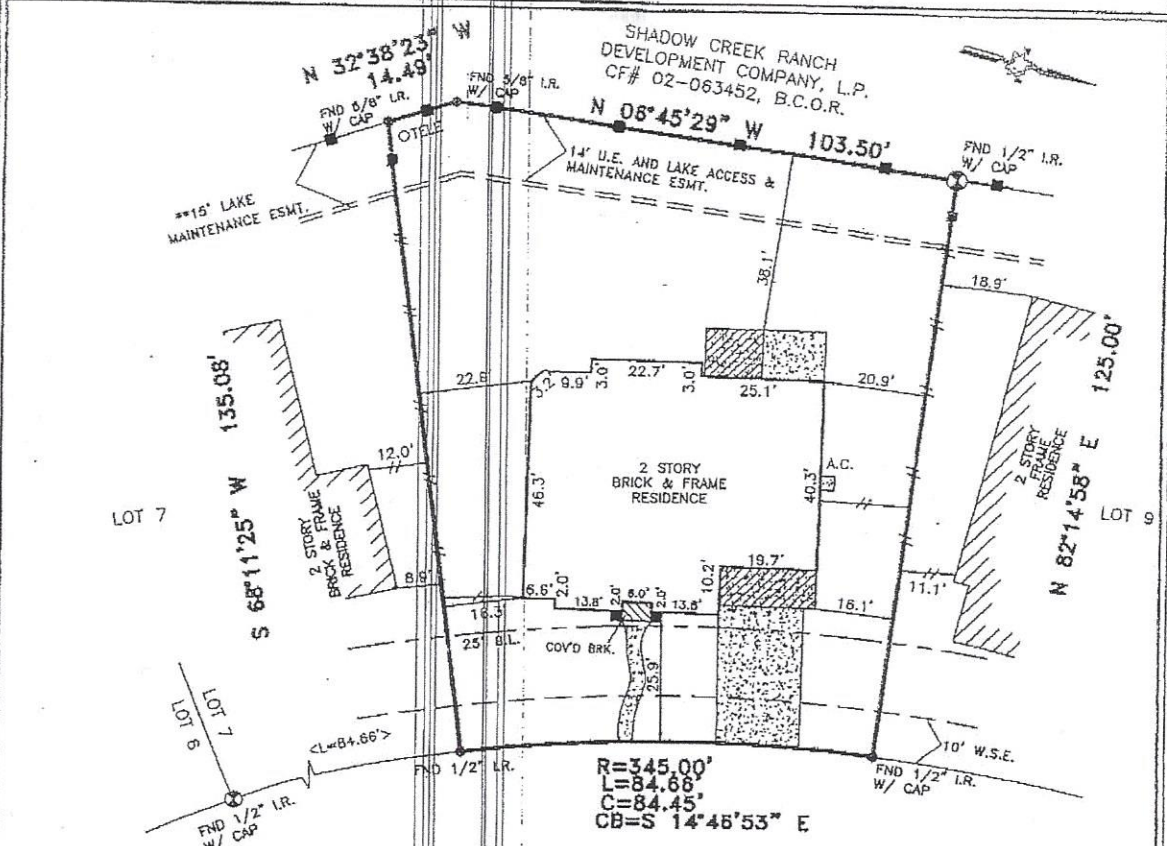


# TRI-TECH SURVEYING CO., L.P.

5210 SPRUCE STREET

BELLAIRE, TEXAS, 77401

PHONE: (713) 667-0800



$R=345.00'$   
 $L=84.66'$   
 $C=84.45'$   
 $CB=S 14°46'53\" E$

**11821 SEA SHADOW BEND**  
**(50' R.O.W.)**

\*CITY OF PEARLAND ORDINANCES

\*\*DEED RESTRICTIONS FOR SHADOW CREEK RANCH PER B.C.C. FILE NO. 01-051825

\*\*\*DEED RESTRICTIONS FOR VILLAGE OF EMERALD BAY PER B.C.C. FILE NO. 01-043210

EACH SIDE LOT LINE IS THE CENTERLINE OF A 6' DRAINAGE EASEMENT TO EACH ADJACENT LOT PER RECORDED PLAT NOTE # 7

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER VOL. 23, PG. 238-242, P.R.B.C.TX., B.C.C. FILE NOS. 01-024868, 01-024887, 01-042985, 01-043210, 01-051825, 02-010778, 02-010779, 02-010780, 02-010782, 02-010782, 02-020479, 02-020480, 02-033481, 02-045824, 02-046635, 02-050647, 02-052180, 02-062828, 02-065581, 03-041428, 03-074357, 04-005833

BEARINGS REFERENCED TO: PLAT NORTH.

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL ROD CAPS ARE STAMPED "LJA", UNLESS OTHERWISE NOTED.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2004, TRI-TECH SURVEYING CO., L.P.

LEGEND		REVISION
	CONCRETE	● REVISION
	COVERED	⊙ CONTROLLING MONUMENT 07-06-4
	ASPHALT	— CHAIN LINK FENCE
	< > CALL	
	— IRON FENCE	
	—//— WOOD FENCE	

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND TITLE INFORMATION PROVIDED BY MILLENNIUM TITLE CO., G.F. No. 03501564, DATED 10-21-04.

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my direction and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below. drawn by: TARREDONDO

### BOUNDARY SURVEY OF

ADDRESS: 11821 SEA SHADOW BEND, PEARLAND, TEXAS, 77584  
 LOT: 8 BLOCK: 1 OF: FINAL PLAT OF SHADOW CREEK RANCH SF-11  
 RECORDED IN VOLUME: 23 PAGE NO. 239-242 PLAT RECORDS BRAZORIA COUNTY, TX  
 BORROWER: TRACY MCMULLEN AND RANDY MCMULLEN  
 TITLE COMPANY: MILLENNIUM TITLE COMPANY G.F.# No. 03501564  
 SURVEYED FOR: MHI PARTNERSHIP, LTD.  
 F.I.R.M. MAP NO. 48039C PANEL# 00101 ZONE "X" REVISED 9-22-99  
 DATE: 10-22-04 SCALE: 1" = 30' TITLE JOB #: MHI2267-04 M.H.I. JOB #: WL-013

SURVEYOR REGISTRATION