

GF NO. BR45090240A OLD REPUBLIC TITLE  
 ADDRESS: 5409 CROIX ROAD  
 MANVEL, TEXAS 77578  
 BORROWER: DAMOOR INVESTMENTS LLC

4.0280 ACRES  
 BEING OUT OF LOT 44, DIVISION 92  
 ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 2, PAGE 91 OF THE PLAT RECORDS  
 OF BRAZORIA COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS)

THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS ESTABLISHED  
 BY THE U.S. DEPT. OF HOUSING & URBAN  
 DEVELOPMENT,  
 COMMUNITY/PANEL NO. 48039C 0040 I  
 MAP REVISION: 09/22/1999  
 ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS,  
 INACCURACIES OF TEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

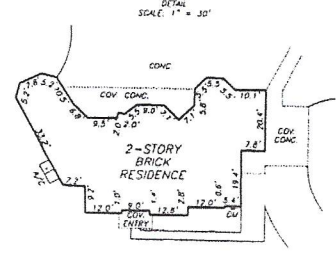
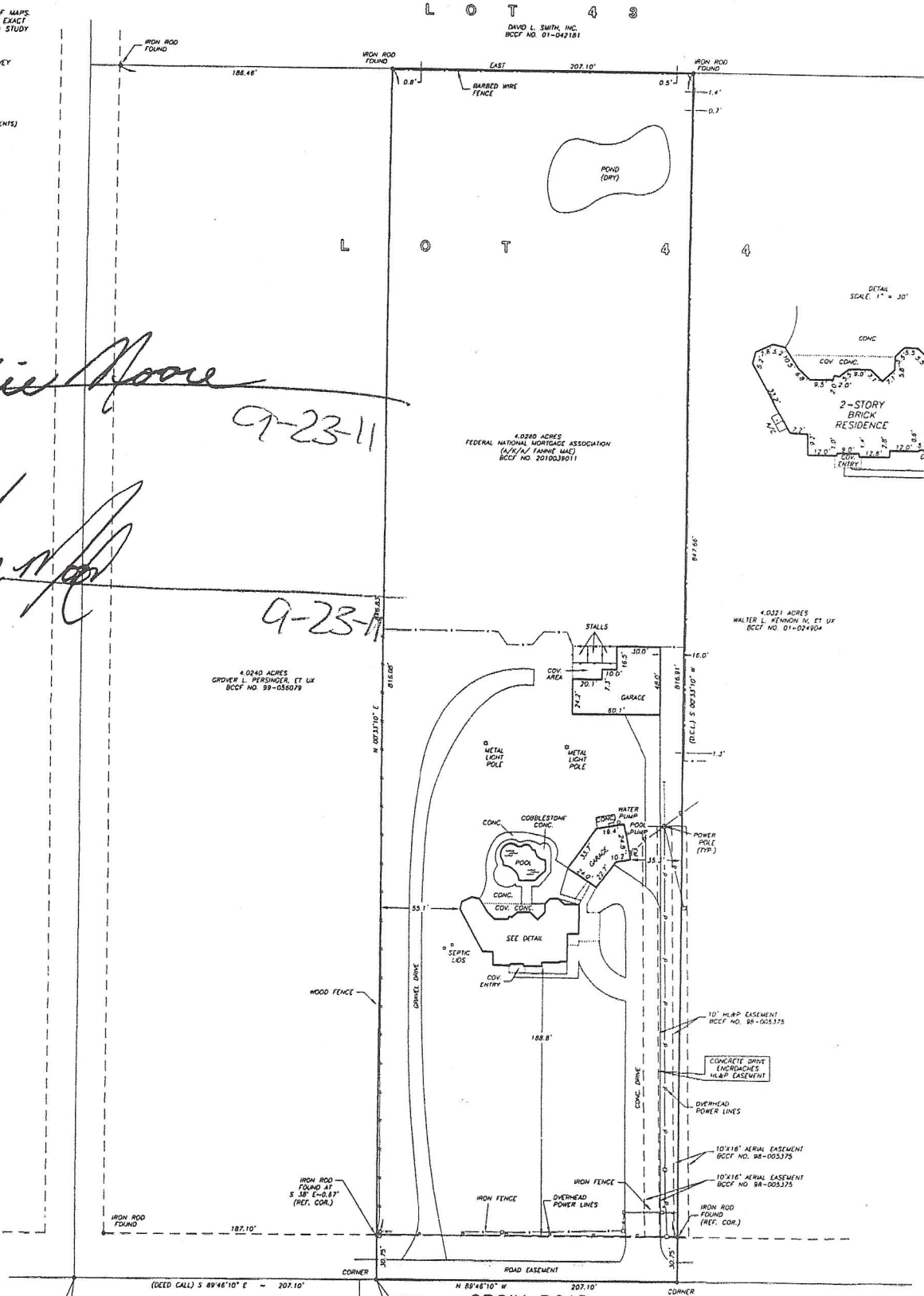
A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: SUBJECT TO CANAL EASEMENT AS PER  
 VOL. 638, PG. 127, B.C.D.R.  
 (UNABLE TO LOCATE DUE TO ALLEGED INSTRUMENTS)

SCALE: 1" = 30'

*Jessie Moore*  
 9-23-11

*[Signature]*  
 9-23-11



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.



EDBERTO V. BARRIENTOS  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5364  
 DRAWING NO. 11-08189  
 SEPTEMBER 14, 2011  
 REVISED: SEPTEMBER 18, 2011

FOR REFERENCE ONLY  
 NOT TO SCALE  
 LARGE SCALE DRAWING TO  
 BE DELIVERED

D.C.L. DIRECTIONAL CONTROL LINE  
 RECORD BEARING: BCCF NO. 2010039011

**PRECISION SURVEYORS**  
 PROFESSIONAL LAND SURVEYS

1-800-LANDSURVEY 281-498-1586  
 1-800-526-3787 FAX 281-498-1887

1429 WINGHAM DRIVE SUITE 8100 HOUSTON TEXAS 77059

DRAWN BY: BR/VG

STATE OF TEXAS §  
§  
§  
§  
COUNTY OF BRAZORIA §

A TRACT OF LAND CONTAINING 4.0280 ACRES (175,458 SQUARE FEET), BEING OUT OF LOT 44, IN DIVISION 92 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 91 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), LOCATED IN THE E. LITTLE SURVEY, ABSTRACT NO. 320, IN BRAZORIA COUNTY, TEXAS. SAID 4.0280 ACRE TRACT ALSO BEING THAT SAME TRACT RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBERS (B.C.C.F. NOS.) 03-078472 AND 2010039011 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
(BEARINGS ARE BASED IN B.C.C.F. NO. 2010039011)

COMMENCING for reference at the southwest corner of said Lot 44 being in Croix Road (F.K.A. County Road 58);

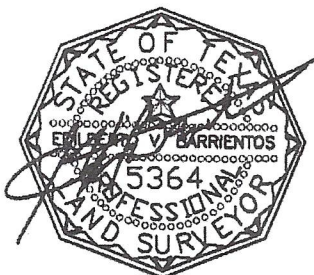
THENCE S 89° 46' 10" E, along with the south line of said Lot 44 in said Croix Road, a distance of 207.10 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract and the southeast corner of a certain called Persinger's tract recorded in B.C.C.F. No. 99-056079;

THENCE N 00° 33' 10" E, across said Lot 44 and along the common line of the west line of the herein described tract with the east line of said Persinger's tract, at 30.75 feet passing the existing north right-of-way (R.O.W.) line of said Croix Road from which an iron rod found (reference corner) bears S 38° E, a distance of 0.67 feet and continuing for a total distance of 846.83 feet to an iron rod found in the north line of said Lot 44 marking the northwest corner of the herein described tract and the northeast corner of said Persinger's tract, said corner also being in the south line of a certain called Smith's tract (Lot 43) recorded in B.C.C.F. No. 01-042181;

THENCE EAST, along the common line of the north line of said Lot 44 and the herein described tract with the south line of said Smith's tract (Lot 43), a distance of 207.10 feet to an iron rod found marking the northeast corner of the herein described tract and the northwest corner of a certain called Kennon's tract recorded in B.C.C.F. No. 01-024904;

THENCE S 00° 33' 10" W, across said Lot 44 and along the common line of the east line of the herein described tract with the west line of said Kennon's tract, at 816.91 feet passing an iron rod found (reference corner) in the existing north right-of-way (R.O.W.) line of aforesaid Croix Road and continuing for a total distance of 847.66 feet to a point in said Croix Road for the southeast corner of the herein described tract and the southwest corner of said Kennon's tract, said corner also being in the south line of aforesaid Lot 44;

THENCE N 89° 46' 10" W, along with the south line of the herein described tract and said Lot 44 in said Croix Road, a distance of 207.10 feet to the POINT OF BEGINNING and containing 4.0280 acres of land.



EDILBERTO V. BARRIENTOS  
Professional Land Surveyor, No. 5364  
September 14, 2011  
Job No. 11-08199

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

Date: January 13, 2023

GF No. \_\_\_\_\_

Name of Affiant(s): Damoor Investment

Address of Affiant: 5409 County Road 58, Manvel, TX 77578

Description of Property: A0320 ERASTUS LITTLE, TRACT 44B DIV 92, ACRES 4.027

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.

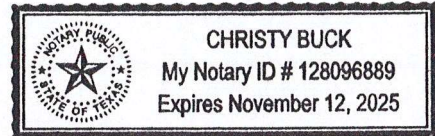
4. To the best of our actual knowledge and belief, since Sept 14, 2011 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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): Added approx 3000 sq ft with left wing and converted Right wing of property

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.

Jackie Louise  
Damoor Investment



SWORN AND SUBSCRIBED this 13th day of January, 2023  
Christy Buck

Notary Public  
**Christy Buck**

(TXR-1907) 02-01-2010