

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

Date: 04/09/2023 GF No. _____
Name of Affiant(s): Nelson Negron Sr, Gloria Negron, and Nelson Negron Jr.
Address of Affiant: 510 Ave K, South Houston, TX 77587
Description of Property: 2217 County Road 165, Alvin, TX 77511
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 12/2016 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): Foundation for base

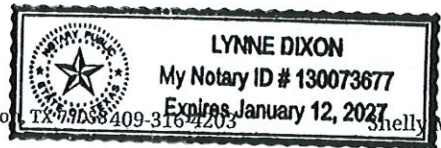
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Nelson Negron Sr
Gloria S. Negron

SWORN AND SUBSCRIBED this 9th day of April, 2023.

[Signature]

Notary Public
(TXR 1907) 02-01-2010

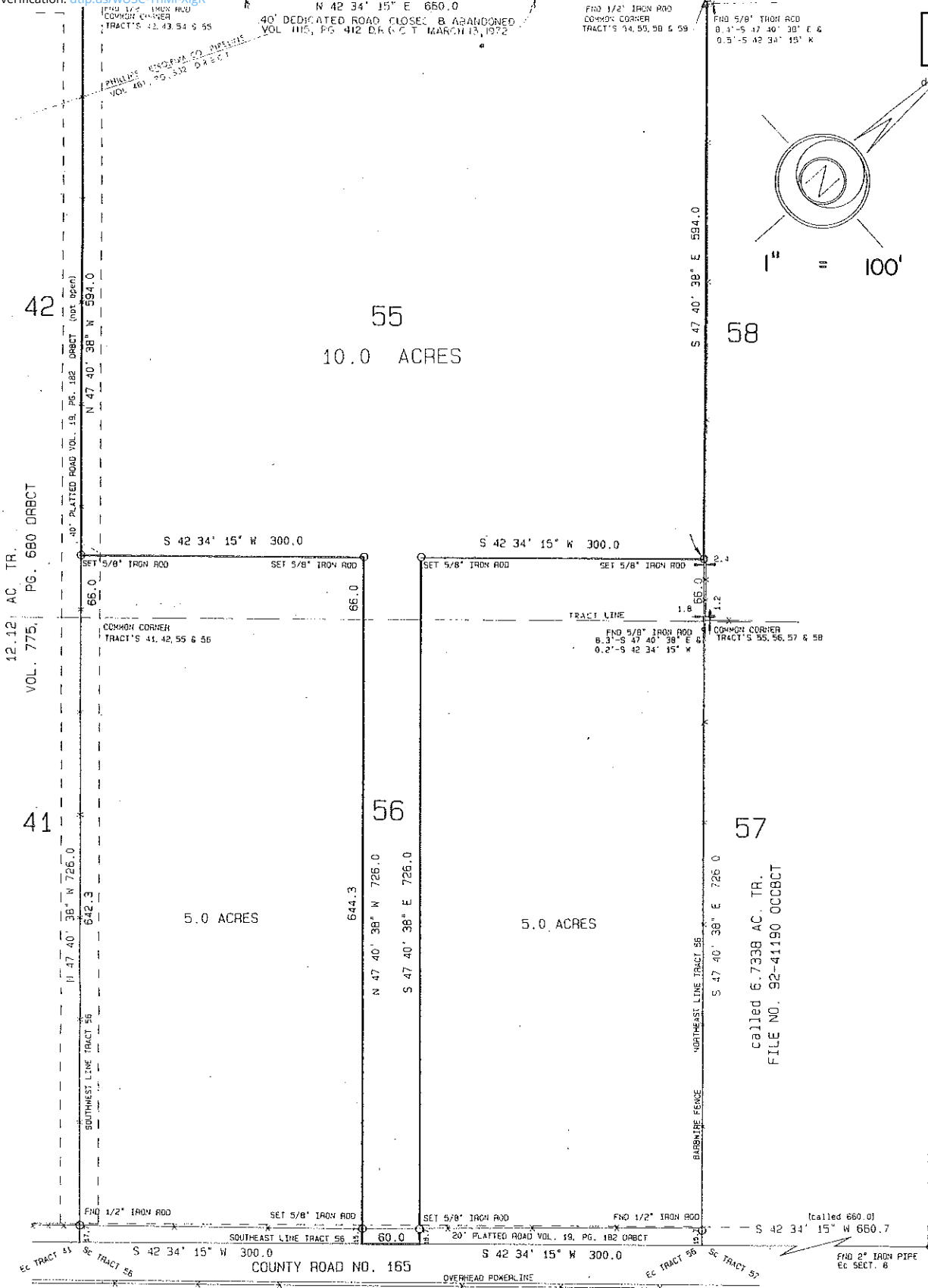
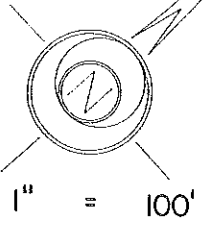


40' DEDICATED ROAD CLOSE & ABANDONED
VOL. 115, PG. 412 B.R.G.C.T. MARCH 13, 1972

FND 1/2" IRON ROD
COMMON CORNER
TRACT'S 14, 55, 56 & 59

FND 5/8" IRON ROD
0.1'-5' 47' 38" E &
0.5'-5' 42' 34" 15" N

GSN 11/10/16 10:33 AM EST dotloop verified
MS 11/11/16 10:31 AM EST dotloop verified



L. GROOMS HRS ABST. 586

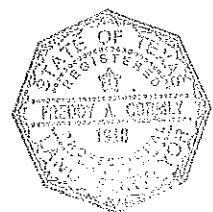
SURVEY PLAT SHOWING BOUNDARIES ON 10.0 ACRES OF LAND, BEING A PART OF TRACT'S 55 AND 56 OF A SUBDIVISION OF SECTION 8, H. T. & B. R. R. CO. SURVEY, ABSTRACT 496, BRAZORIA COUNTY, TEXAS.

I, Freddy A. Gormly, Registered Professional Land Surveyor No. 1918, do hereby certify that the above survey was made on the ground by me on August 11, 1993, and this plat is true and correct to the best of my knowledge and belief.

Freddy A. Gormly, Registered Professional Land Surveyor No. 1918
P. O. Box 862, Alvin, Texas, 77512 Phone (713) 331-0883

Source of bearing assumed along southeast line Tract 56.

NOTE: Said tract of land is located in Zone "X" according to FIRM Flood Insurance Rate Map for Brazoria County, Texas and Incorporated Areas, Community Map Number 48039C0310 H, Effective Date, June 5, 1989.





10.0 acres of land, being a part of Tract's 55 and 56 of a subdivision of Section 8, H. T. & B. R. R. Co. Survey, Abstract 496, Brazoria County, Texas, according to the plat recorded in Volume 19, Page 182, Deed Records, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Southeast line of Section 8 and the Southeast line of Tract 56, being located South 42 deg. 34 min. 15 sec. West a distance of 960.7 feet from a 2 inch iron pipe found for the East corner of Section 8;

THENCE South 42 deg. 34 min. 15 sec. West along and with the southeast line of Tract 56 and the southeast line of Section 8, a distance of 60.0 feet to a point for the south corner of the herein described tract;

THENCE North 47 deg. 40 min. 38 sec. West at 15.7 feet pass a 5/8 inch iron rod set for reference, at 660.0 feet pass the northwest line of Tract 56 and the southeast line of Tract 55 and continue for a total distance of 726.0 feet to a 5/8 inch iron rod set for the corner;

THENCE South 42 deg. 34. min. 15 sec. West a distance of 300.0 feet to a 5/8 inch iron rod set for corner in the southwest line of Tract 55 and the northeast line of Tract 42;

THENCE North 47 deg. 40 min. 38 sec. West along and with the southwest line of Tract 55 and the northeast line of Tract 42, a distance of 594.0 feet to a 1/2 inch iron rod found for the common corner of Tracts 42, 43, 54 and 55;

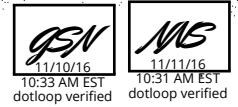
THENCE North 42 deg. 34 min. 15 sec. East along and with the ~~northwest line of Tract 55 and the southeast line of Tract 54,~~ a distance of 660.0 feet to a 1/2 inch iron rod found for the common corner of Tract's 54, 55, 58 and 59;

THENCE South 47 deg. 40 min. 38 sec. East along and with the northeast line of Tract 55 and the southwest line of Tract 58, a distance of 594.0 feet to a 5/8 inch iron rod set for corner;

THENCE South 42 deg. 34 min. 15 sec. West a distance of 300.0 feet to a 5/8 inch iron rod set for corner;

THENCE South 47 deg. 40 min. 38 sec. East at 66.0 feet pass the northwest line of Tract 56 and the southeast line of Tract 55, at 710.3 feet pass a 5/8 inch iron rod set for reference and continue for a total distance of 726.0 feet to the PLACE OF BEGINNING and containing 10.0 acres of land.

THENCE South 47 deg. 40 min. 38 sec. East along and with the northeast line of Tract 55 and the southwest line of Tract 58, a distance of 594.0 feet to a 5/8 inch iron rod set for corner;



THENCE South 42 deg. 34 min. 15 sec. West a distance of 300.0 feet to a 5/8 inch iron rod set for corner;

THENCE South 47 deg. 40 min. 38 sec. East at 66.0 feet pass the northwest line of Tract 56 and the southeast line of Tract 55, at 710.3 feet pass a 5/8 inch iron rod set for reference and continue for a total distance of 726.0 feet to the PLACE OF BEGINNING and containing 10.0 acres of land.

Doc# 20070036001 Fees: \$20.00
02/13/2007 2:49PM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 13 2007



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS