

James P. Walkowak
 Beau Christian Roy

**PARADISE CANYON DRIVE (PVT.)
 (50' P.A.E. & U.E.)**

NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No.1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY UNDER S.F. No. 000466182.
2. ALL BEARINGS SHOWN HEREIN ARE BASED ON THE RECORDED PLAN.
3. C.A.T.V. SERVICE AGREEMENT IN C.F. NO. 2001020000 & 2001020001.
4. T.W.B.Y. Co. EASEMENT AGREEMENT IN C.F. NO. 2001020780.
5. CENTENARY ENERGY SERVICE AGREEMENT AS PER C.F. No. 2004010088.


[Signature]

**PLAT OF SURVEY
 SCALE: 1" = 30'**

FLOOD MAP:
 THIS PROPERTY LIES IN ZONE "X"
 AS DEPICTED ON COMMUNITY PANEL
 No. 48(35C)0020 B, REVISED: 09-22-99
 THIS INFORMATION IS BASED ON GRAPHIC
 PLOTTING ONLY. WE DO NOT ASSUME
 RESPONSIBILITY FOR EXACT DETERMINATION.

Owner, Allpoint's Services Corp., All Rights Reserved. This original work is protected under applicable laws, Title 17 U.S. Code Sections 101 & 102. All electronic files are protected by the content of the map. This survey is being provided solely for the use of the recipient and no liability shall be assumed, expressed or implied, to copy this survey except as is necessary in conjunction with the original transcript, which shall take place within ninety (90) days from the date referred to by the signature line herein.

FOR: RANDY L. GARCIA
 ADDRESS: 2304 PARADISE
 CANYON DRIVE
 ALLPOINTS JOB No.: 210278DL
 G.E.: 000466162

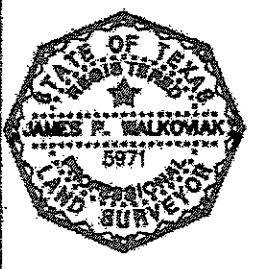


**ALLPOINTS
 SERVICES CORP**
 PHONE: 713-468-7707
 FAX: 713-827-1861

**LOT 2, BLOCK 2,
 SHADOW CREEK RANCH, SF-6
 VOL. 24, PGS. 79, PLAT RECORDS,
 BRAZORIA COUNTY, TEXAS.**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 7th
 DAY OF FEBRUARY, 2008.

[Signature]



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

Date: 4/11/2023 GF No. _____
Name of Affiant(s): Jeff & Erica Carroll
Address of Affiant: 2304 Paradise Canyon Drive, Pearland, TX 77584
Description of Property: SHADOW CREEK RANCH SF6 (PEARLAND), BLOCK 2, LOT 2
County Brazoria County, 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 10/07/2020 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.

Jeff & Erica Carroll

SWORN AND SUBSCRIBED this 11th day of April, 2023.

Sheryl Lynn Jones
Notary Public
(TXR 1907) 02-01-2010

