

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

Date: 3/20/23 GF No. 04008275  
Name of Affiant(s): STEVEN PALMER & DENISE C. PALMER  
Address of Affiant: 2727 LOST MANLEY DR.  
Description of Property: PARKS AT WALNUT BEND SEC 1 (A0239 HT&BRR) , BLOCK 2, LOT 20  
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 July 2011 <sup>12/21/04</sup> 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.

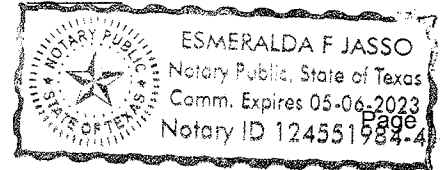
EXCEPT for the following (If None, Insert "None" Below:): COVERED PATIO & WALKWAY

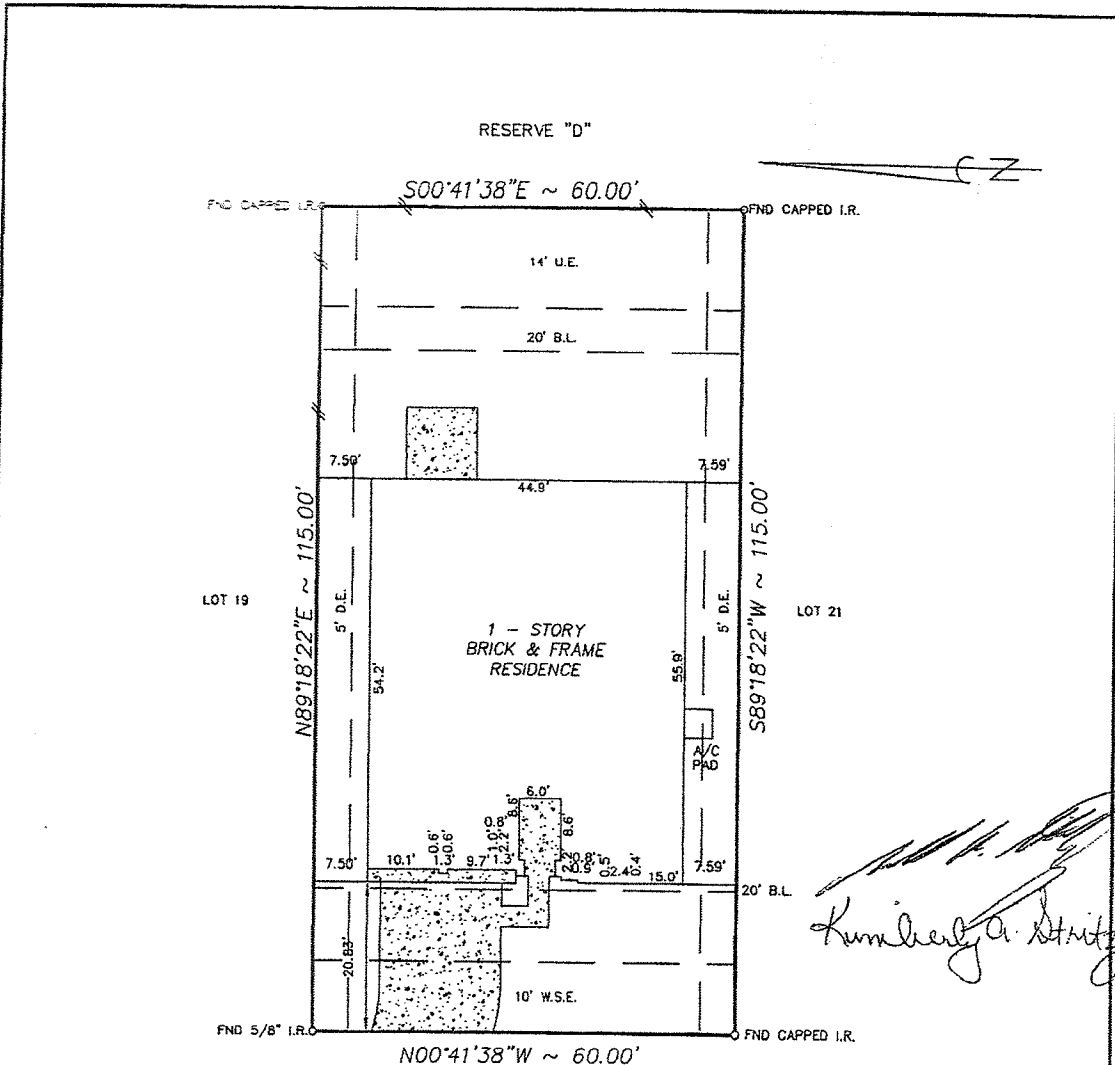
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

SWORN AND SUBSCRIBED this 21 day of MARCH, 2023.

[Signature]  
Notary Public  
(TXR 1907) 02-01-2010





2727 LOST MAPLES DRIVE  
(50' R.O.W.)

**NOTE:**

- Distances shown in parentheses were measured on the ground.
- The following flood information was from a F.E.M.A. Map. We are not responsible for its accuracy.

**NOTES**

- OIL, GAS, & OTHER MINERAL RIGHTS AS PER TITLE COMMITMENT.
- BUILDING AND ZONING ORDINANCES IN FORCE AND EFFECT IN THE CITY OF PEARLAND.

COMMUNITY # 480390 PANEL # 0045 J

DATE OF REVISION 09/22/99  
(OUTSIDE OF 100 YEAR FLOOD PLAIN) SHADED "X"

SCALE : 1"=20'

JO\FINALS\PWB200201

Surveyed for RYLAND HOMES on 9/17/04  
 Showing Lot 20 Block 2 of AMENDING PLAT PARKS @ WALNUT BEND  
 Section 1 in BRAZORIA County Texas according to the Map or Plat  
 recorded in VOL 22 PG 143-144 of the PLAT records of BRAZORIA County.

REVISIONS	
12/21/04	FINAL

I hereby certify that this survey was made on the ground under my supervision and that it correctly represents the facts found at the time of the survey. There were no encroachments apparent on the ground except as shown hereon.

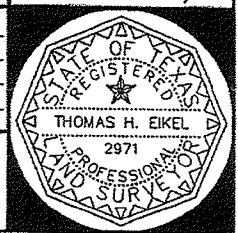
W.O. No. 1993422400  
G.F. No. 04008275

*Michael Stritz*

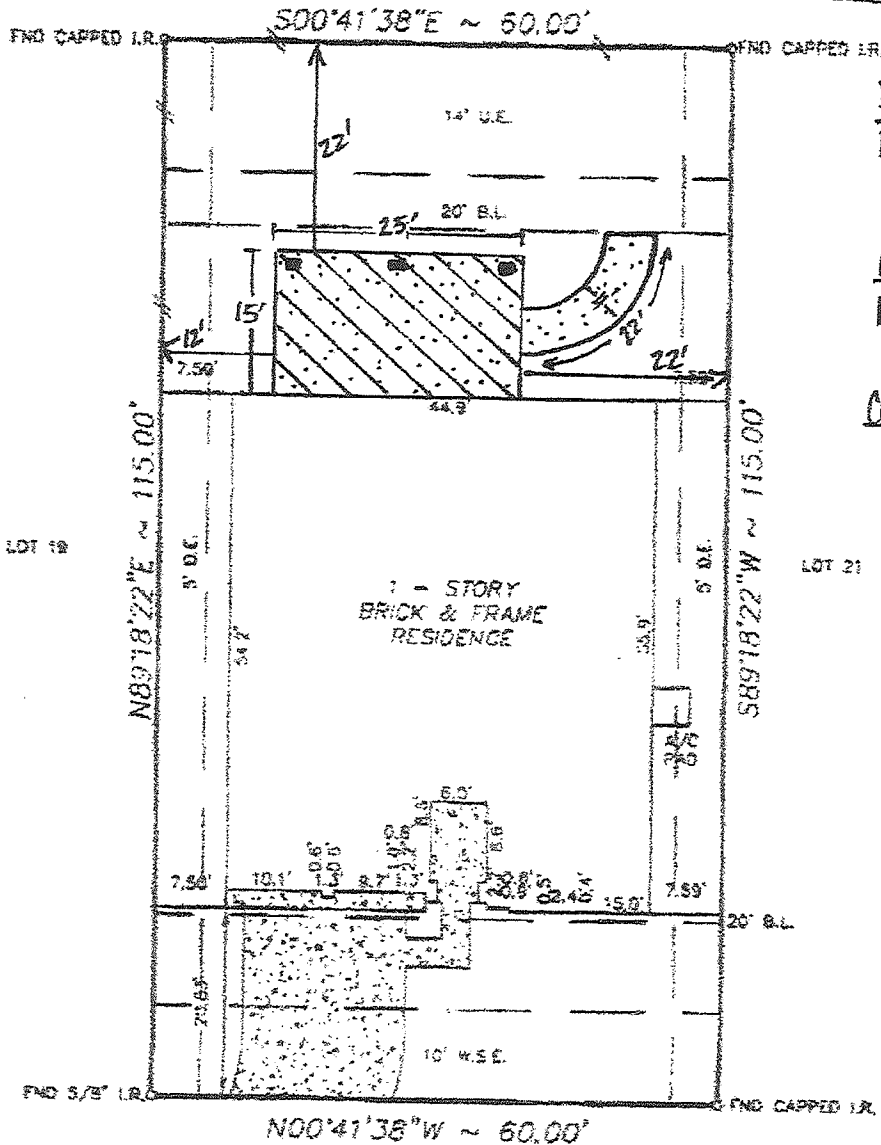
Buyer: MICHAEL STRITZ AND  
KIMBERLY STRITZ  
 Mortgage Co.: RYLAND MORTGAGE  
 Title Company: RYLAND TITLE COMPANY



**Hoffman Land Surveying, Ltd., LLP**  
5245 LANGFIELD ROAD - HOUSTON, TEXAS 77040 - (713)939-9100



RESERVE "D"



PATIO COVER  
15'D X 25'W

CONCRETE PATIO  
15'D X 25'D

CONCRETE SIDEWALK  
4'W X 22'D

1 - STORY  
BRICK & FRAME  
RESIDENCE

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12/21/04/FINAL