

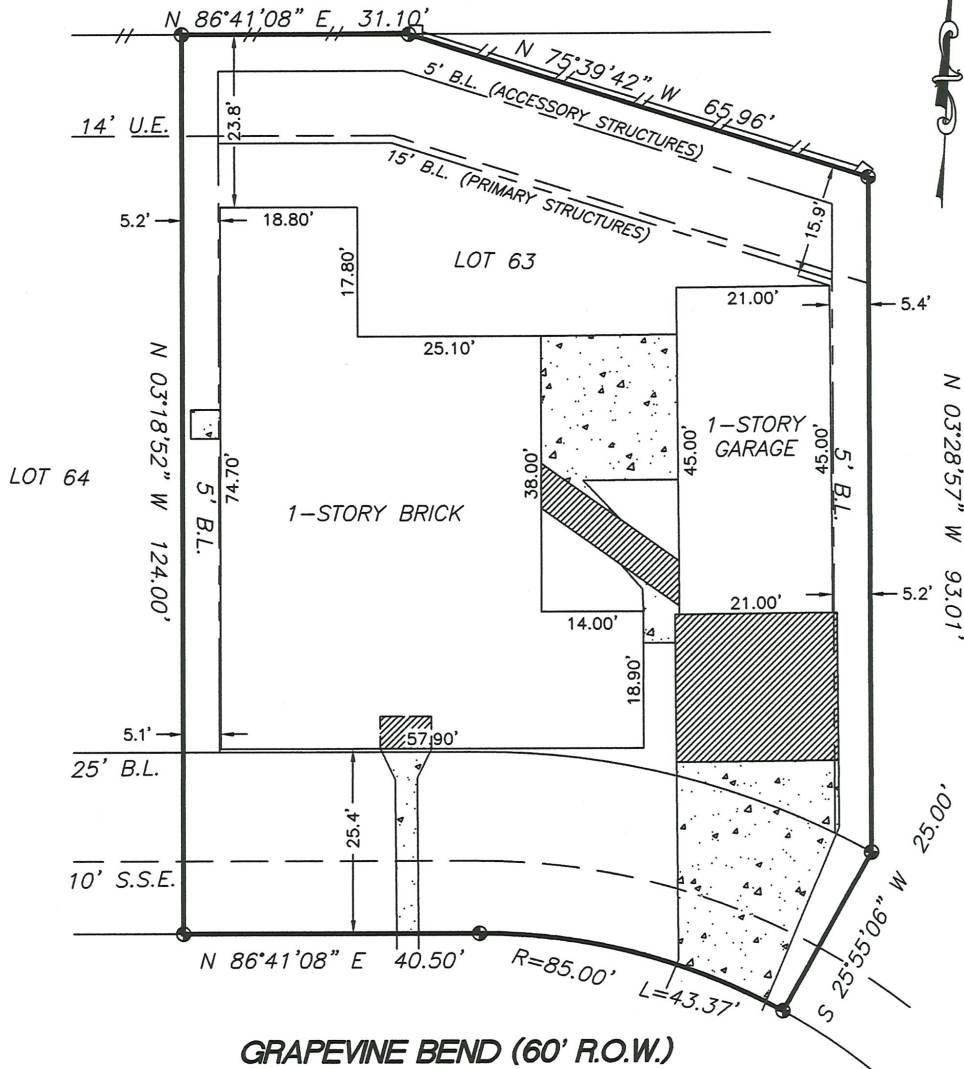
ESMNT = EASEMENT  
 B.L. = BUILDING LINE  
 U.E. = UTILITY ESMNT  
 A.E. = AERIAL ESMNT  
 W.L.E. = WATER LINE ESMNT  
**COMMON ABBREVIATIONS**

S.S.E. = SANITARY SEWER ESMNT  
 STM. S.E. = STORM SEWER ESMNT  
 FND. = FOUND PP = POWER POLE  
 I.P. = IRON PIPE I.R. = IRON ROD  
 R.O.W. = RIGHT OF WAY

CONCRETE  
 ASPHALT  
 COVERED  
 FENCE  
 CONTROL MONUMENT  
 CALL

SCALE 1"=20'  
 5' 5' 10'

**DOGWOOD AVENUE (60' R.O.W.)**



**GRAPEVINE BEND (60' R.O.W.)**

This original work is protected under Copyright Laws, Title 17 United States Code 101 and 102. This survey is being provided solely for the use of the recipients named herein, and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line hereon.

**BOUNDARY SURVEY OF 6402 GRAPEVINE BEND**  
 MANVEL, BRAZORIA COUNTY, TEXAS 77578

**NOTES:**

1. Found or set iron rods at all corners, unless noted otherwise.
2. Bearings, easements and building lines shown are by recorded plat unless noted otherwise.
3. Lot subject to terms, provisions, covenants, conditions, restrictions, charges, assessments and liens as recorded in file no. 2019017629, Brazoria County Map Records and under Clerk's File No. (s) 2013006833, 2014019757, 2014019758, 2014019759, 2014019760 and 2019018820.
4. An easement granted to Centerpoint Energy Houston Electric, et al, as recorded in Clerk's File No. 2018051822.
5. Agreement by and between Centerpoint Energy Houston Electric, LLC and Lakeland Communities, LP, recorded under Clerk's File No. 2018060586.
6. Drainage easements granted Brazoria County Municipal Utility District No. 61 as recorded under Clerk's File No. 2019018514. (Does not affect this lot)
7. Subject to an easement as set out in restrictions as recorded in County Clerk's File No. 2019018820.

**PROPERTY INFORMATION**  
 LOT 63 BLOCK 2  
 LAKELAND SUBDIVISION SECTION 5  
 C.F. NO. 2019017629 B.C.P.R.

**FLOOD INFORMATION**  
 F.I.R.M. NO. 48039C0130 H DATE 6/05/89 ZONE X  
 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 the F.I.R.M.'s accuracy.

**DRAWING INFORMATION**  
 DATE: 6/01/20  
 REVISED:  
 SURVEY BY: T.S.  
 DRAWN BY: T.S.  
 FOR: Excel Title  
 GF#20-0001  
 PURCHASER:  
 Colton A. Tenery &  
 Megan E. Tenery

**CERTIFICATION**

SHANKS ENGINEERING & SURVEYING, INC.  
 FIRM 10193000  
 1446 PIRATES COVE 281-488-1486  
 HOUSTON, TX 77058 FAX 281-231-2500

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENTS OR CONFLICTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON.



*Billy L. Shanks*

JOB NO. 56410

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

Date: 5/12/23

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

Name of Affiant(s): Megan Elizabeth Gum,

Address of Affiant: 6402 Grapevine Bend, Manvel, TX 77578-5298

Description of Property: LAKELAND SD SEC 5 (A0493 HT&BRR) (MANVEL) BLK 2 LOT 63  
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 6-01-20 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.

Subscribed By: Megan Gum 5/12/2023  
Megan Elizabeth Gum



SWORN AND SUBSCRIBED this 12th day of May, 23  
Kaitlin Williams  
Notary Public  
Kaitlin Williams

(TXR-1907) 02-01-2010



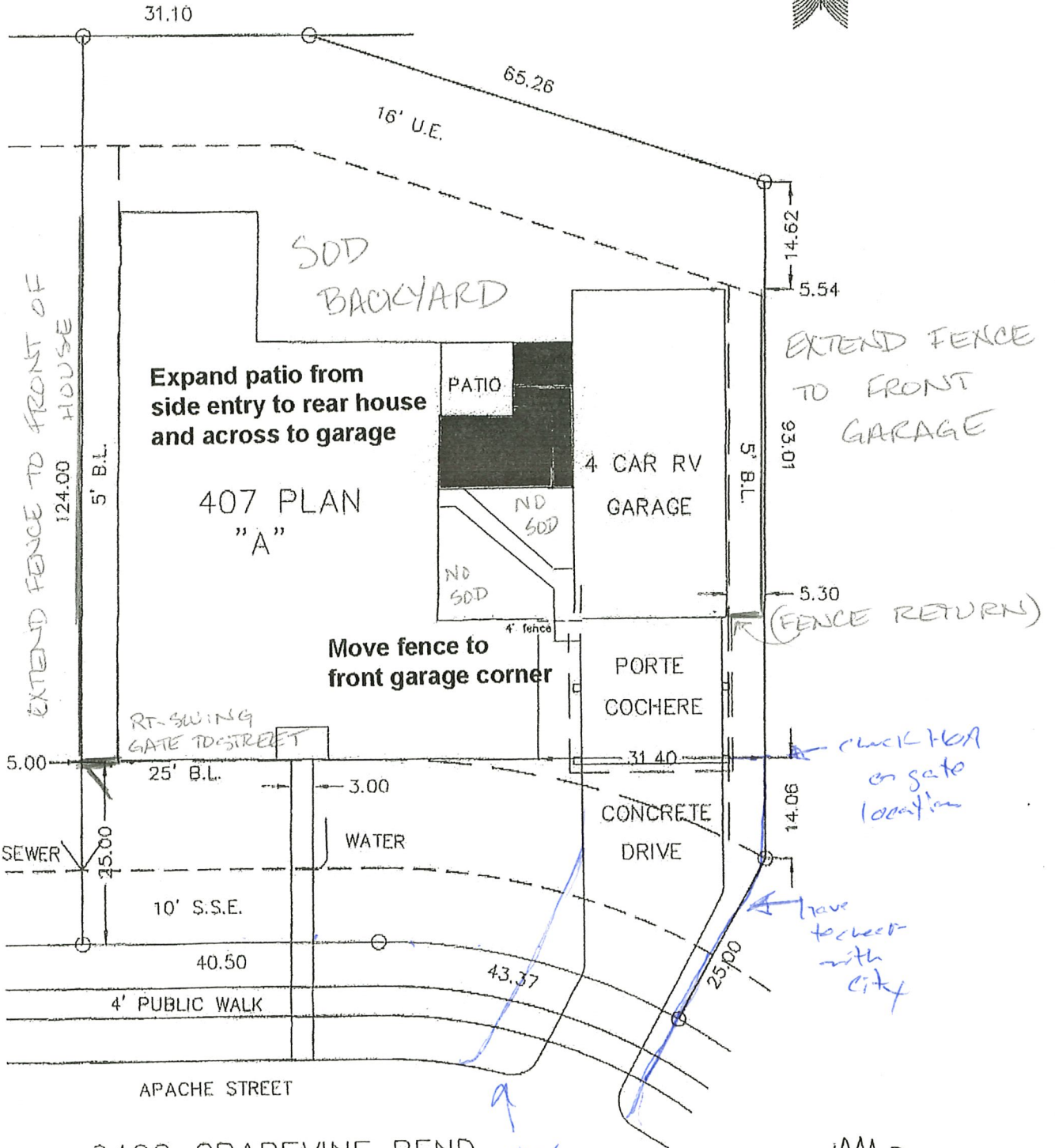
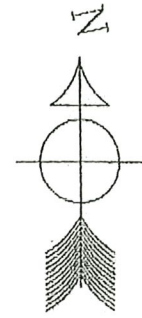
MODIFIED 4-25-20

Diagram 4



207 E. EDGEWOOD  
FRIENDSWOOD, TEXAS  
77546

LOT AREA = 11,186 SQ.FT.  
SCALE: 1" = 20'



MM  
4/25/20

6402 GRAPEVINE BEND  
LOT 63 BLOCK 2 SECTION 5  
LAKELAND

MM  
2-15-20