

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

Date: _____ GF No. _____
Name of Affiant(s): Joy Abayan Perez
Address of Affiant: 3422 Zuse Street, Iowa Colony, TX 77583
Description of Property: MERIDIANA SEC 80B (A0515 HT&BRR) (IOWA COLONY) BLK 2 LOT 6
County Brazoria, Texas

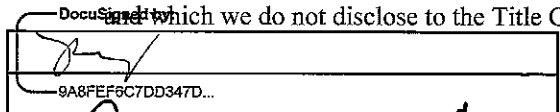
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

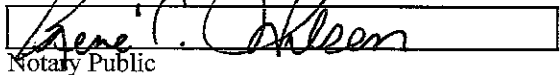
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 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.

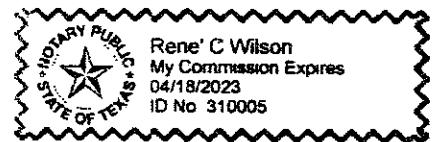
EXCEPT for the following (If None, Insert "None" Below): None

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 information which we do not disclose to the Title Company.


9A8FEF6C7DD347D...

SWORN AND SUBSCRIBED this 2nd day of March, 2023


Notary Public



CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES
 () RECORD INFORMATION

IR = IRON ROD
 IP = IRON PIPE
 PL = PROPERTY LINE
 UE = UTILITY EASEMENT

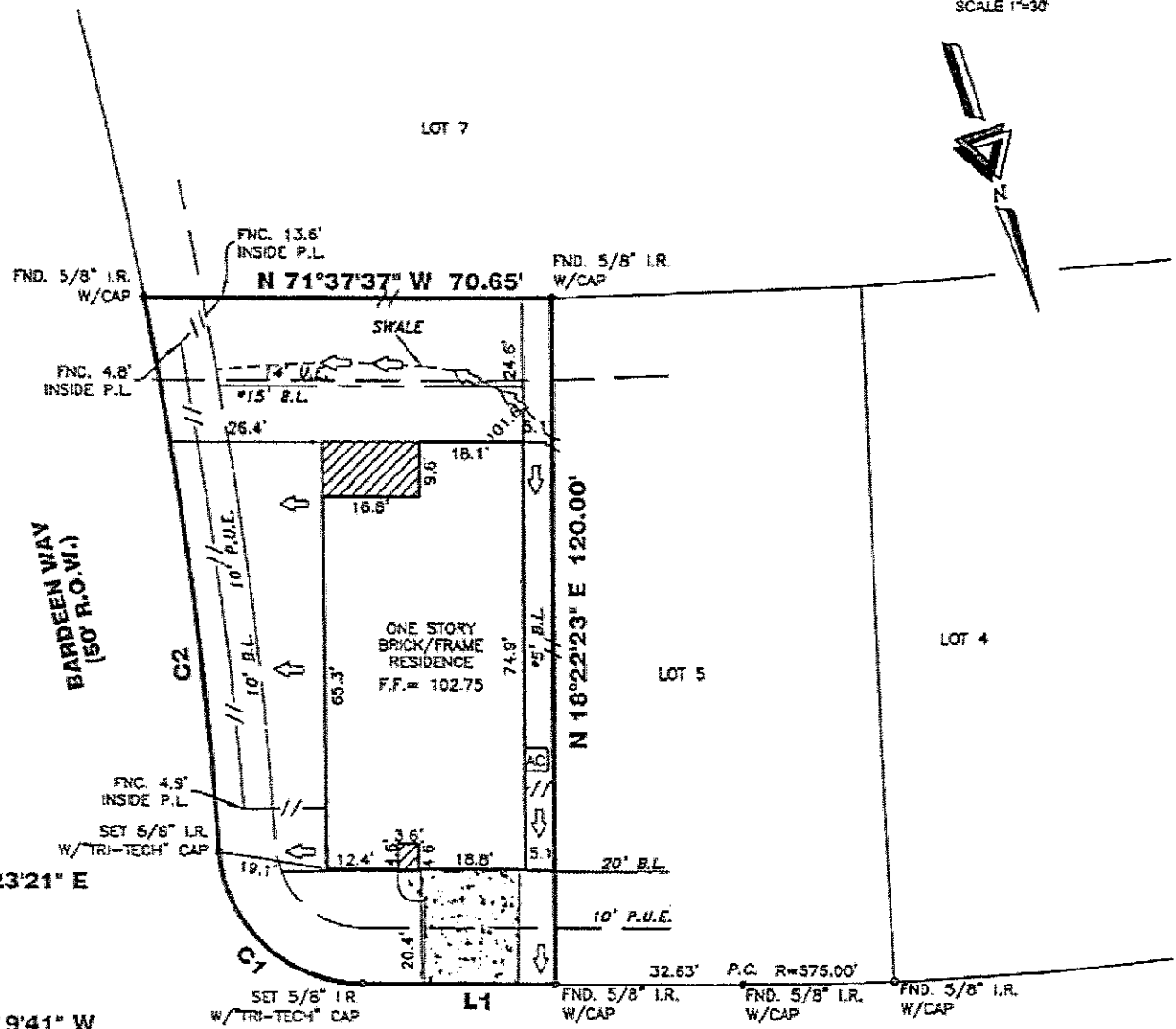
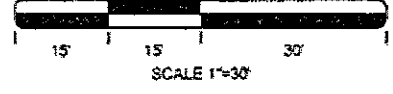
FND = FOUND
 FNC = FENCE
 PUE = PUBLIC UTILITY ESMT
 PAE = PERMANENT ACCESS ESMT

LEGEND

MUE = MUNICIPAL UTILITY ESMT
 SSE = SANITARY SEWER ESMT
 WLE = WATERLINE EASEMENT
 RQW = RIGHT-OF-WAY

— I — IRON FENCE
 — X — WIRE FENCE
 — // — WOOD FENCE
 — O — CHAIN LINK FENCE
 — — — BUILDING LINE (B.L.)
 - - - - - EASEMENT LINE
 - - - - - AERIAL EASEMENT (A.E.)

CONCRETE COVERED SOD BRICK AC PAD ELEC BOX UTIL PED MANHOLE WATER METER



C1
 R=225.00'
 L=37.73'
 C=34.25'
 CB=S 28°23'21" E

C2
 R=792.00'
 L=97.33'
 C=97.27'
 CB=S 11°19'41" W

L1
 S 71°37'37" E 33.77'

FINAL LOT GRADE COMPLETE
 NOTE: SOD IN FRONT YARD
 SOD IN BACK YARD
 SWALE IN BACK YARD

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN, EROSION BY WIND OR WATER, OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

ZUSE STREET
 (50' R.O.W.)

3422 ZUSE STREET

(~)PER LOMR 20-06-1431X, DATED 20-18-20

PROPERTY INFORMATION

LOT 6 BLOCK 2

SUBDIVISION:
 MERIDIANA SEC. 80B

RECORDING INFO:
 FILE NO. 2019063420, OFFICIAL RECORDS,
 BRAZORIA COUNTY, TEXAS

BORROWER:
 JOY ABAYAN PEREZ

TITLE CO.
 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.
 G.F.# -ETH2001803 G.F. DATE: 09-07-20

SURVEYED FOR:
 PERRY HOMES, LLC

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILE NO. 2019063420, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, ARE SHOWN ON THIS PLAT AND ARE TO BE CONSIDERED AS PART OF THIS SURVEY. THE HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING THESE COVENANTS AND EASEMENTS.

ALL 200' CURBS ARE STAMPED 5" R. 5" UNLESS OTHERWISE NOTED.

CC - CURB ORDNANCE IS 14" PER H.C.C.F. 5" W/3" S&B AND C.S.M. ORDNANCE IS 12" PER H.C.C.F. 5" W/3" S&B AND ADVANCED BY C.O.M. ORDNANCE 200-202.

PROPERTY SUBJECT TO RECORDED RESTRICTIVE REGULATIONS & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONNECTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LATER HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON) WHICH MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, BUTTRES OR OTHER OVERHANGING STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES UNLESS OTHERWISE SHOWN HEREON.

TRI-TECH
 SURVEYING COMPANY, L.P.

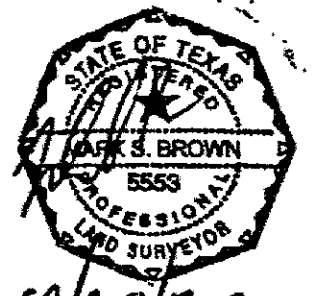
10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-647-0800

www.tritechtx.com TBPES #10113900

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the TRIC or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
 © 2020 TRI-TECH SURVEYING COMPANY, L.P.



09/29/2020
 SURVEYOR REGISTRATION

DRAWING INFORMATION

TRI-TECH JOB NO: Y33562-20
 CLIENT JOB NO:
 DRAWN BY: RR
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48039C
 REVISED DATE: 06-05-89

PANEL: 0110H
 ZONE: (1)X-SHADED

FLOOD INFORMATION PROVIDED HEREON IS BASED ON E.C.A. AND 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 FIRM'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGE.

REVISIONS

DATE	REASON	BY
06-12-20	FORM	RR
09-24-20	FINAL	VN