

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

Date: _____

GF No. _____

Name of Affiant(s): Bao X. Nguyen, Lucy P. Bui

Address of Affiant: 11719 Countryside Side Dr, Rosharon, TX 77583

Description of Property: COUNTRYSIDE ESTATES SEC II (UNRCD) (A0511 H T & B R R) LOT 20 16X76 PALM HARBOR-RIVERBEND 1993 ACRES 2.00 S#
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 2-4-15 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

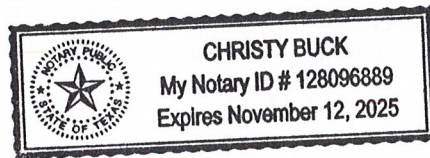
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Bao X. Nguyen

Bao X. Nguyen
Lucy P. Bui

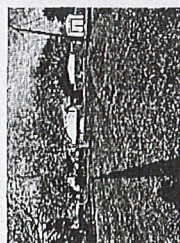
Lucy P. Bui



SWORN AND SUBSCRIBED this 8th day of June 2023,
Christy Buck

Notary Public
Christy Buck

(TXR-1907) 02-01-2010



11719 Countryside Drive

Being a tract of land situated in the W. H. Dennis Survey, Abstract No. 511, in Brazoria County, Texas, and being the same as the tract of land conveyed to Joe Allen Mannes and wife, Shirley Helen Mannes, by deed recorded in County Clerk's File No. 01 042855, Deed Records, Brazoria County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner being the Southwest corner of that tract of land conveyed to Jimmie E. Burleigh and wife, Karen B. Burleigh, by deed recorded in Volume 1772, Page 51, Deed Records, Brazoria County, Texas, and the centerline of Countryside Drive, a 60' R.O.W. easement, recorded in Vol. 1437, Pg. 730, Deed Records, Brazoria County, Texas, and from which a 1/2 inch iron rod found bears North 89 degrees 25 minutes 39 seconds East, a distance of 30.17 feet for witness;

THENCE North 89 degrees 58 minutes 20 seconds East, along the East line of said Burleigh tract, a distance of 660.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Burleigh tract, and on the West line of a tract of land conveyed to Josephine Macek Divin, by deed recorded in Volume 1054, Page 288, Deed Records, Brazoria County, Texas;

THENCE South 00 degrees 01 minutes, 25 seconds East, along the West line of said Divin tract, a distance of 132.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Angela K. Lager, by deed recorded in County Clerk's File No. 2004027549, Deed Records, Brazoria County, Texas;

THENCE South 89 degrees 58 minutes 20 seconds West, along the North line of said Lager tract, a distance of 660.00 feet to a point for corner, said point being the Northwest corner of said Lager tract, and in the centerline of said Countryside Drive;

THENCE North 00 degrees 01 minutes 25 seconds West, along the centerline of said Countryside Drive, a distance of 132.00 feet to the POINT OF BEGINNING, and containing 87,120 square feet or 2.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Thomas Mauk) hereby certifies to (Boo X. Nguyen, Lucy P. Bui and StarTex Title Company) in connection with the transaction described in G.F. 1814747997 that: (a) this survey; and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually exist on the site of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property and EXCEPT AS SHOWN, no other monuments, locations, or distances are shown, and EXCEPT AS SHOWN, no other monuments, locations, or distances are indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 4th day of February, 2015



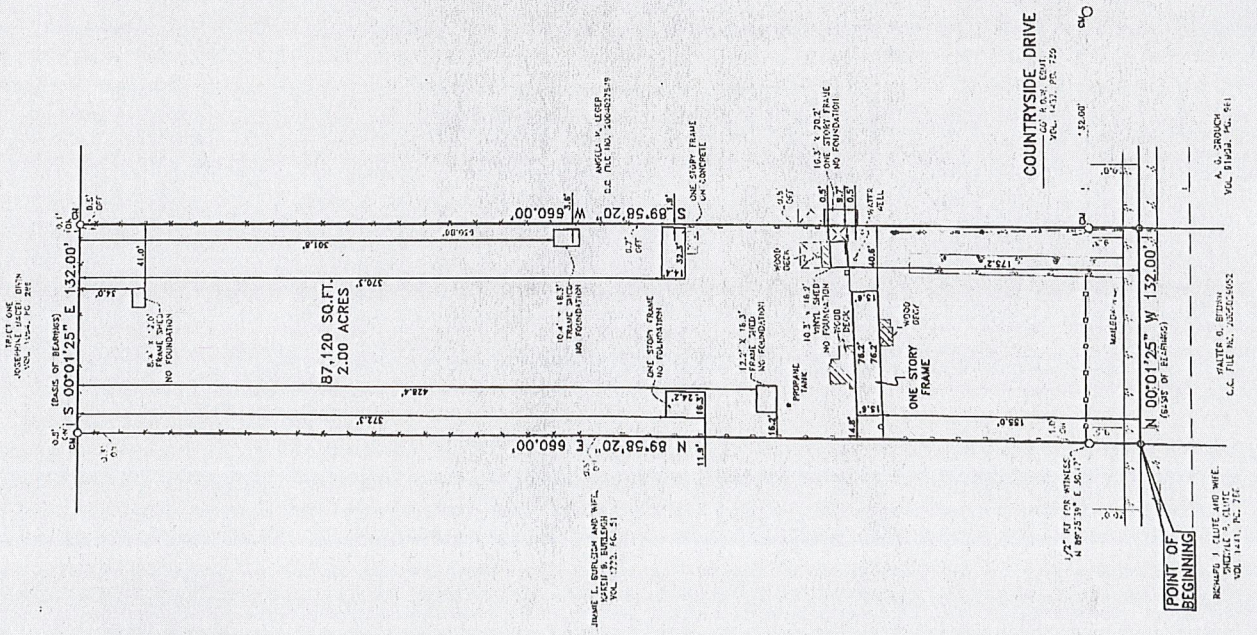
Thomas Mauk
Registered Professional Land Surveyor No. 5119

ACCEPTED BY: _____ DATE: _____

DATE	BY	REVISIONS	NOTES

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 200
Dallas, Texas 75228
P 214-349-9465 F 214-349-2216
Firm No. 1016800
www.cbgsurveying.com

SCALE	DATE	JOB NO.	C.F. NO.	DRAWN
1" = 50'	02/04/15	1501028	1814747997	JAN



- NOTES:**
- 1) Bearings based on the South line of said Burleigh tract, as shown on the plat hereon, and as shown on the plat hereon, and as shown on the plat hereon, and as shown on the plat hereon.
 - 2) According to the F.R.M. in Map No. 403800720 H, this tract is shown as being the same as the tract of land conveyed to Joe Allen Mannes and wife, Shirley Helen Mannes, by deed recorded in County Clerk's File No. 01 042855, Deed Records, Brazoria County, Texas.
 - 3) Property subject to liens, mortgages, and encumbrances as shown on the plat hereon, and as shown on the plat hereon, and as shown on the plat hereon, and as shown on the plat hereon.
 - 4) Comments recorded in the following volumes and pages of the public records of Brazoria County, Texas, are hereby incorporated by reference into this survey: Volume 1437, Page 730, Deed Records, Brazoria County, Texas; Volume 1054, Page 288, Deed Records, Brazoria County, Texas; Volume 2004027549, Deed Records, Brazoria County, Texas; Volume 1772, Page 51, Deed Records, Brazoria County, Texas; Volume 1437, Page 730, Deed Records, Brazoria County, Texas; Volume 1054, Page 288, Deed Records, Brazoria County, Texas; Volume 2004027549, Deed Records, Brazoria County, Texas; Volume 1772, Page 51, Deed Records, Brazoria County, Texas.

