

Note: Restrictive covenants as recorded in V-10, P-11 BOMR; V-882, P-712, V-887, P-445 and V-896, P-652 BCDR.

BUYER Jaqueline Washington 3304 Churchill Street

DESCRIBED PROPERTY  
 Lot 2, in Block 5, of SHERWOOD SUBDIVISION, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 10, Page 11 of the Map Records of Brazoria County, Texas.

**WESTAR LAND SURVEYORS, INC.**

P. O. BOX 689 • ALVIN, TX 77512-0689  
 (281) 388-1159 • (888) 339-1159  
 G.F. 519270-M  
 Date: 7-9-03  
 Inv.#: 17757



I do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), and is correct, and there are no encroachments unless shown, and was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

Note: There are no natural drainage courses on this property.  
 Note: This property does not lie in a flood hazard zone according to H.U.D./F.I.A.  
 480077 0045 J 9-22-99 Zone X

JOB# 17757

EC  
 AAB

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

Date: July 5, 2023

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

Name of Affiant(s): Trichelle Manis, Steven J Manis, Jr.

Address of Affiant: 3304 Churchill St, Pearland, TX 77581

Description of Property: Sherwood (Pearland) Block 5 Lot 2  
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 April 2018 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.

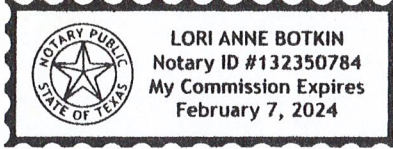
EXCEPT for the following (If None, Insert "None" Below:) None

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.

Tricia Manis  
Tricia Manis

Steve J Manis  
Steve J Manis



SWORN AND SUBSCRIBED this 5th day of July, 2023

Lori Botkin  
Notary Public  
Lori Botkin

(TXR-1907) 02-01-2010