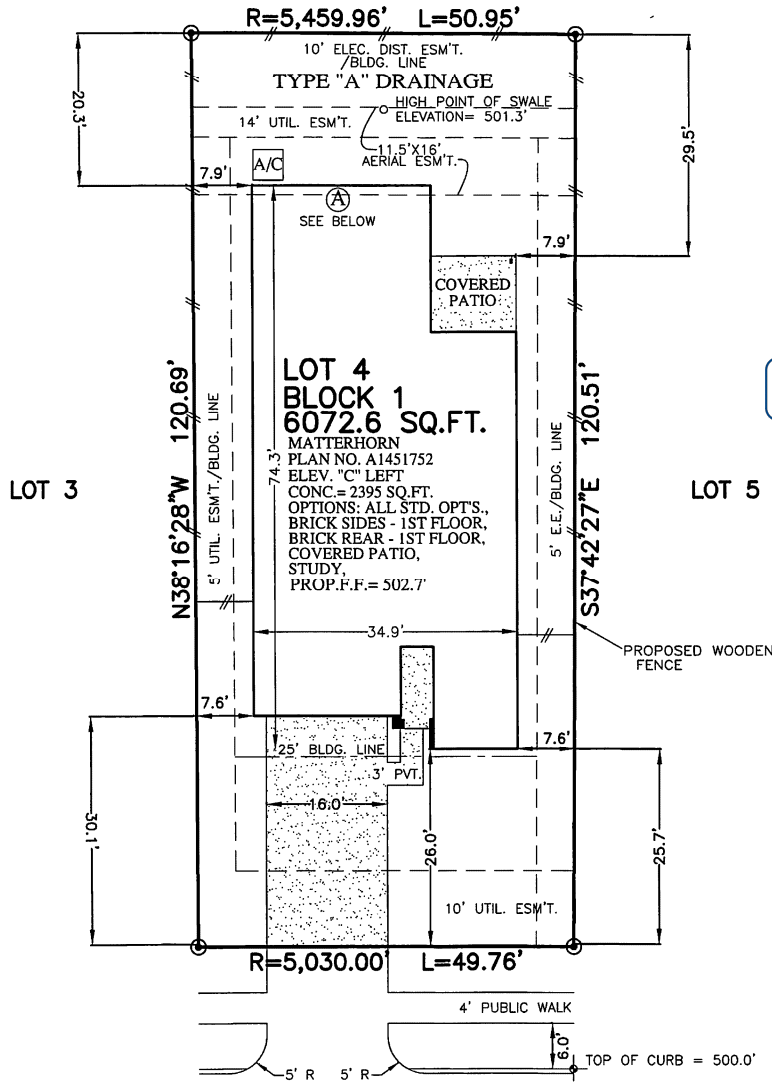


FLATWORK	WROUGHT IRON FENCE	FINISHED FLOOR	MAINTENANCE EASEMENT	INLET	MANHOLE & INLET	ELECTRIC BOX	TELEPHONE PEDESTAL	PAD MOUNTED TRANSFORMER
PROPERTY LINE	CHAIN LINK FENCE	EXT. PRIVATE	R.O.W. RIGHT-OF-WAY	UTILITY VAULT	MANHOLE	CABLE PEDESTAL	FIRE HYDRANT	GRATE DRAIN
BUILDING LINE	OVERHEAD ELECTRIC	CONC. IRON ROD	S.L.E. STREET LIGHT EASEMENT	FND. FOUND	UTILITY VAULT	WATER METER	LIGHT POLE	GAS METER
EASEMENT	BUILDING LINE	IRON PIPE	E.E. DRAINAGE EASEMENT	BLDG. BUILDING	UTILITY VAULT	WATER VALVE	WATER VALVE	MANHOLE
	UTILITY EASEMENT		S.S.E. SANITARY SEWER EASEMENT	A.E. AERIAL EASEMENT		PROPERTY CORNER	BUY ANCHOR	POWER POLE
	W.L.E. WATER LINE EASEMENT		STM.S.E. STORM SEWER EASEMENT					

**35.00 ACRE RESIDUAL OF CALLED 639.740 ACRE TRACT**  
(VOL. 2253, PG. 880, G.C.D.R.)



**LOT 4  
BLOCK 1  
6072.6 SQ.FT.**  
MATTERHORN  
PLAN NO. A1451752  
ELEV. "C" LEFT  
CONC. = 2395 SQ.FT.  
OPTIONS: ALL STD. OPT'S.,  
BRICK SIDES - 1ST FLOOR,  
BRICK REAR - 1ST FLOOR,  
COVERED PATIO,  
STUDY,  
PROP.F.F. = 502.7'

APPROX. LOT COVERAGE: 48.45%

FRONT YARD AREA	170 SQ. YDS.
BACK YARD AREA	225 SQ. YDS.
TOTAL SOD:	395 SQ. YDS.

APPROX. SQ. FT. OF FLATWORK:

DRIVEWAY:	487 SQ. FT.
INTURN:	276 SQ. FT.
PRIVACY WALK:	28 SQ. FT.
PATIO:	00 SQ. FT.
SIDEWALK:	135 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	958 SQ. FT.

FENCE:

REAR:	51 LIN. FT.
LEFT:	75 LIN. FT.
RIGHT:	80 LIN. FT.
FRONT LEFT:	7.5 LIN. FT.
FRONT RIGHT:	7.5 LIN. FT.
TOTAL FENCE:	221 LIN. FT.

**4807 LA PIEDRA LANE**  
(60' PUBLIC R.O.W.)  
**28' CONCRETE PAVEMENT**

(A) PLAN MATTERHORN (A1451752) WILL NOT ENCR OACH INTO THE 11.5'X16' AERIAL ESM'T.

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
  - THIS PLOT PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS, BUILDING LINES & OTHER MATTERS OF RECORD NOT SHOWN HEREON. SURVEYOR OR ALLPOINTS SERVICES CORP. IS NOT LIABLE FOR ANY DAMAGES THAT MAY INCUR IN ANY EVENT THE BUILDER BUILDS ANY IMPROVEMENTS CLOSER THAN 5.0' OR WITHIN AN EASEMENT.

**PLOT PLAN**  
SCALE: 1 = 20'

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FOR: TAYLOR MORRISON HOMES  
ADDRESS:  
4807 LA PIEDRA LANE  
ALLPOINTS JOB #: TM128722  
G.F.: ARM

**LOT 4, BLOCK 1,  
MAR BELLA, SECTION 16-B & C,  
DOC. NO. 2015075683, MAP RECORDS,  
GALVESTON COUNTY, TEXAS**



ISSUE DATE: 1/13/2017

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

Date: 8/14/2023 GF No. \_\_\_\_\_  
Name of Affiant(s): Michael Achierno  
Address of Affiant: 4807 La Piedra Ln, League City, TX 77573  
Description of Property: MAR BELLA SEC 16-B & C (2016 ABST 32, BLOCK 1, Lot 4, ACRES 0.14  
County Galveston, 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:

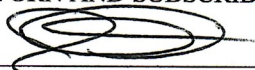
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 6/27/2017 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:)

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.

Michael Achierno

SWORN AND SUBSCRIBED this 14 day of August, 2023.

  
\_\_\_\_\_  
Notary Public  
(TXR 1907) 02-01-2010

