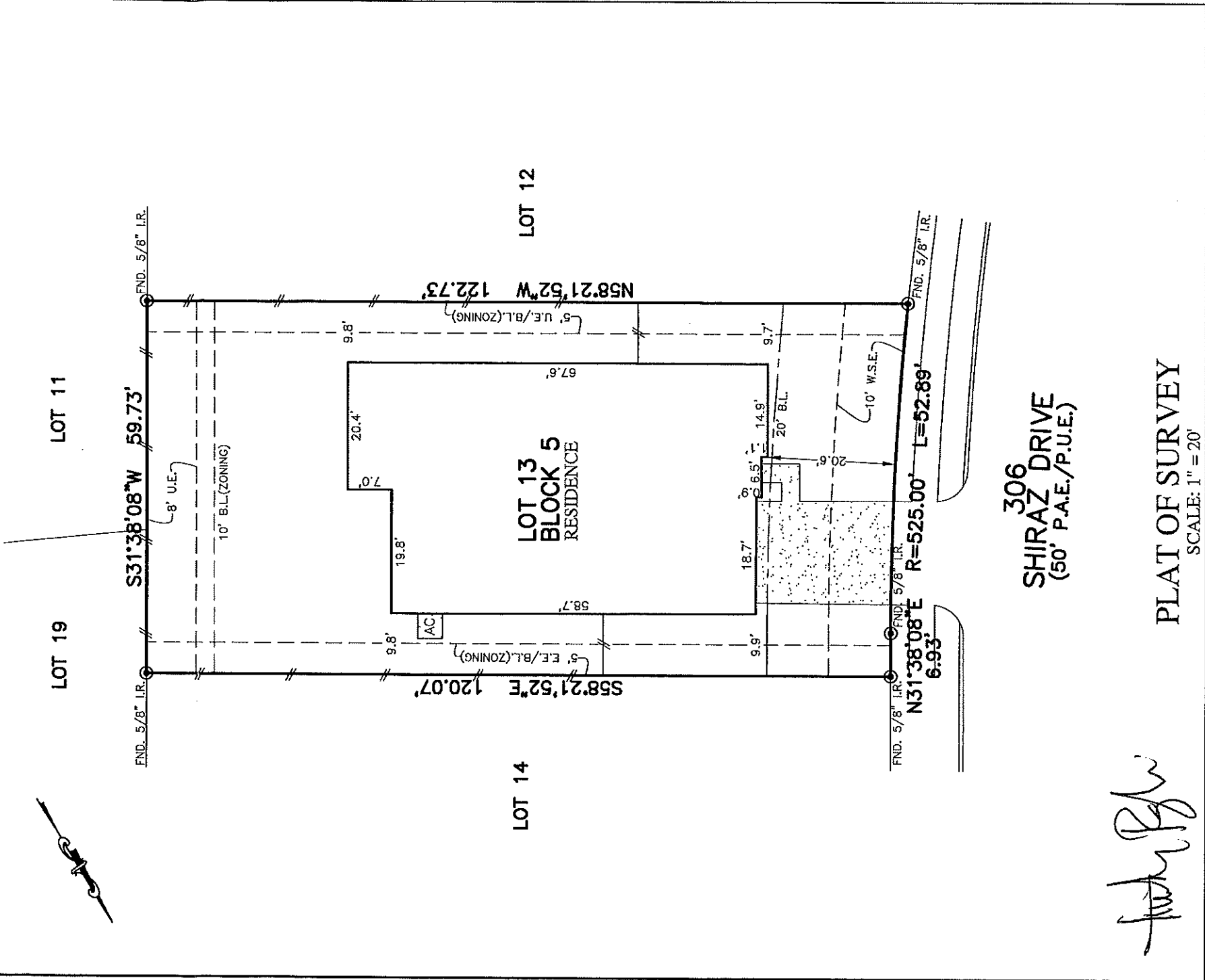




- BL. BUILDING LINE
- BL(F) FRONT LOAD BUILDING LINE
- BL(S) SWING IN BUILDING LINE
- BL(C) 3 CAR BUILDING LINE
- (B.G.) BUILDER GUIDELINES
- FF. FINISHED FLOOR
- EXT. EXTENDED
- PROP. PROPOSED
- ELEV. ELEVATION
- BL. BUILDING LINE
- U.E. UTILITY EASEMENT
- W.L. WATER LINE EASEMENT
- ST.M.S.E. STORM SEWER EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.A.E. PRIVATE ACCESS EASEMENT
- P.U.E. PRIVATE UTILITY EASEMENT
- FND. FOUND
- IP. IRON PIPE
- TOP OF FORM
- WATER SEWER EASEMENT
- SANITARY SEWER EASEMENT
- PRIVATE ACCESS EASEMENT
- PRIVATE UTILITY EASEMENT
- FOUNDATION
- IRON PIPE
- UNRESTRICTED VISIBILITY EASEMENT
- MAINTENANCE & ACCESS EASEMENT
- ACCESS EASEMENT
- AERIAL EASEMENT
- DRAINAGE EASEMENT
- ELECTRIC EASEMENT
- WATER VALVE
- FIRE HYDRANT
- MONUMENT
- POWER POLE
- UNRESTRICTED VISIBILITY EASEMENT
- MAINTENANCE & ACCESS EASEMENT
- ACCESS EASEMENT
- AERIAL EASEMENT
- DRAINAGE EASEMENT
- ELECTRIC EASEMENT
- WATER VALVE
- FIRE HYDRANT
- MONUMENT
- POWER POLE
- MANHOLE
- CRATE DRAIN
- PAD MOUNTED TRANSFORMER
- MANHOLE & INLET
- INLET
- MANHOLE
- WATER METER
- WATER METER
- GUY ANCHOR



306
SHIRAZ DRIVE
(50' P.A.E./P.U.E.)

Lucien C. Schaffer Jr.

PLAT OF SURVEY
SCALE: 1" = 20'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY UNDER G.F. No. 2018051671.
4. AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRIC SERVICE PER C.F. No. 2018051671.
5. ALL SET RODS ARE 5/8" I.R. WITH YELLOW CAP MARKED "ALLPOINTS SURVEY".

FOR: JIM RAZKANI
ADDRESS: 306 SHIRAZ DRIVE
ALLPOINTS JOB#: CR195702 BY: CD
G.F.: 1082019
JOB:

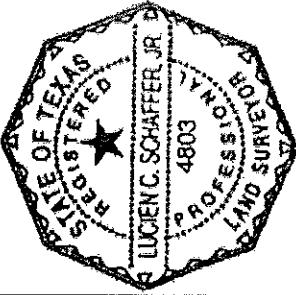
FLOOD ZONE: X
COMMUNITY PANEL:
48039C01351
EFFECTIVE DATE: 9/22/1999
LOMR: DATE: 9/22/1999

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LOT 13, BLOCK 5, FINAL PLAT OF
MARTHAS VINEYARD, SECTION 1,
C.F. NO. 2018047062, OFFICIAL RECORDS,
BRAZORIA COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 8TH
DAY OF FEBRUARY, 2021.

Lucien C. Schaffer Jr.
2-8-21



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ALLPOINTS LAND SURVEY, INC. - 1515 WITTE ROAD - HOUSTON, TEXAS 77057 - PHONE: 713-468-7707 - T.B.P.E.L.S. # 10122600

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

Date: 08/25/2023 GF No. _____
Name of Affiant(s): Timothy Razkani
Address of Affiant: 306 Shiraz Drive, Alvin, TX 77511
Description of Property: 306 Shiraz Drive, Alvin, TX 77511
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:

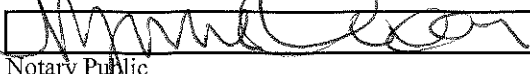
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 02/2021 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:): Added Conveyance to back patio

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.



SWORN AND SUBSCRIBED this 25th day of August, 2023.



Notary Public
(TXR 1907) 02-01-2010

