

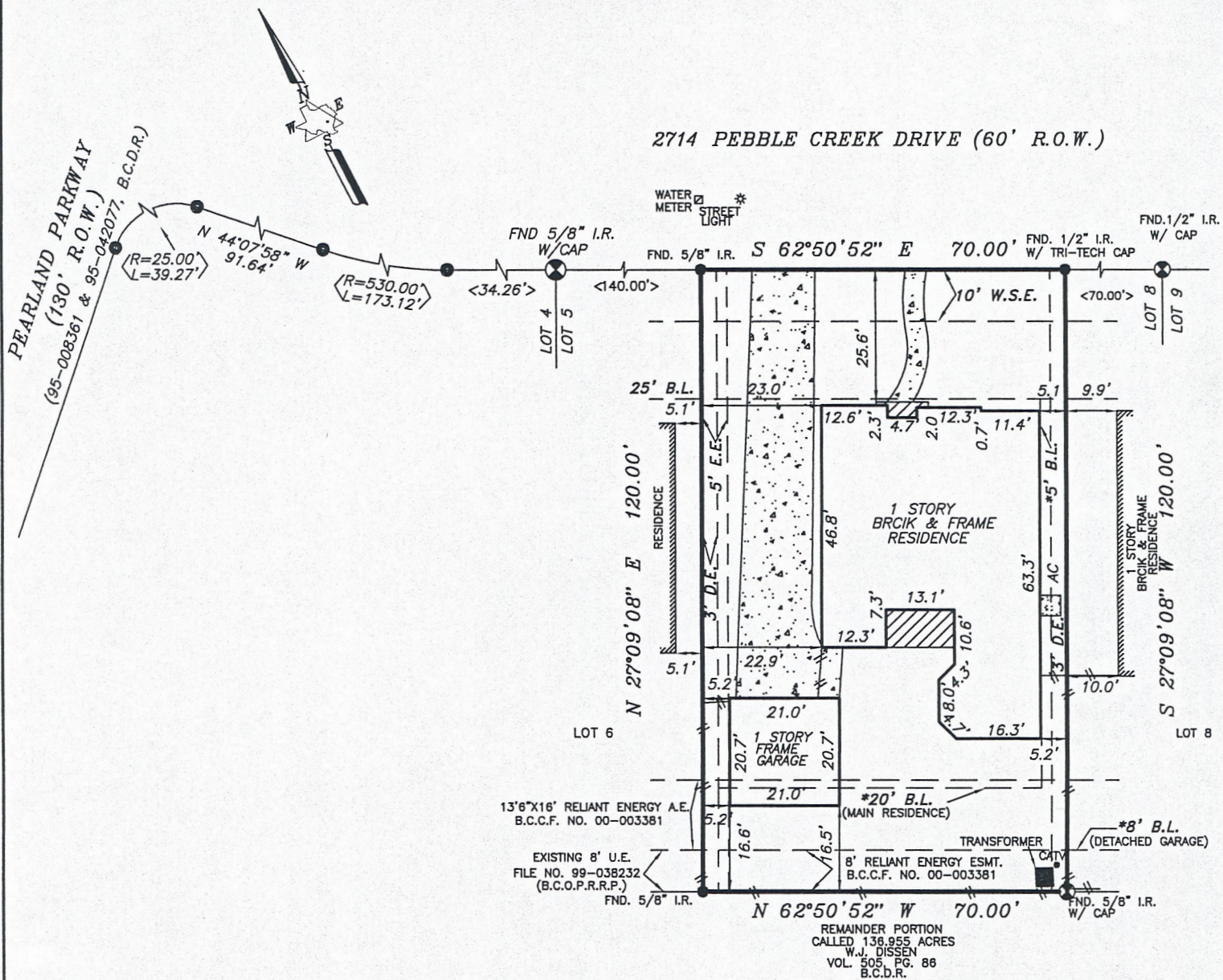


# TRI-TECH SURVEYING CO, INC.

5210 SPRUCE STREET

BELLAIRE, TEXAS. 77401

PHONE: (713) 667-0800



(\* )ORIGINALLY RECORDED UNDER VOL. 21, PG.'S 35-38 B.C.P.R. AND AMENDED BY VOL. 21, PG.'S 67-68, B.C.P.R.

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

\*CITY OF PEARLAND ORDINANCES  
\*\*DEED RESTRICTIONS PER B.C.C. FILE NO. 99-045061

ALL SIDE LOT LINES ARE THE CENTERLINE OF A 6' DRAINAGE EASEMENT TO EACH ADJACENT LOT PER CITY OF PEARLAND ORDINANCES.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER VOL. 21, PGS. 67-68, P.R.B.C.TX., B.C.C. FILE NOS. 99-038232, 99-045061, 00-003381, 00-033326, 00-0019255 00-019255

BEARINGS REFERENCED TO: PLAT NORTH

SUBJECT PROPERTY LIES WITHIN BOUNDARIES OF B.C.M.U.D. NO. 19

NOTE  
ALL FOUND CAPS ARE "GBI" UNLESS OTHERWISE NOTED.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING 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 ITS ACCURACY.

THIS SURVEY IS VALID WITH THE ORIGINAL SIGNATURE AND SEAL ONLY.  
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2003, TRI-TECH SURVEYING COMPANY

## LEGEND

CONCRETE	REVISION
COVERED	CONTROLLING MONUMENT 3-11-03
ASPHALT	CHAIN LINK FENCE
< > CALL	
—■— IRON FENCE	
—//— WOOD FENCE	

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 OR PLAT AND TITLE INFORMATION PROVIDED BY EMPIRE TITLE CO., LTD. G.F. No. 2003-02-0756, DATED 10-6-03.

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 direction and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below.

drawn by: S. NGUYEN

### BOUNDARY SURVEY OF

ADDRESS: 2714 PEBBLE CREEK DRIVE, PEARLAND, TEXAS, 77581

LOT 7, BLOCK 5 OF THE FINAL PLAT CLEAR CREEK PARK

RECORDED IN VOLUME: 21 (\*) PAGES: 67-68 (\*), PLAT RECORDS, BRAZORIA COUNTY, TX

BORROWER: OSCAR ALCONCIA AND BONITA K. ALCONCIA

TITLE COMPANY: EMPIRE TITLE CO., LTD. G.F.# 2003-02-0756

SURVEYED FOR: GEHAN HOMES, LTD.

F.I.R.M. MAP NO. 48039C PANEL# 0045J ZONE "X" REVISED 9-22-99

DATE: 9-27-03 SCALE: 1" = 30' JOB NO. G1459-03

*J.W. Perry*  
SURVEYOR REGISTRATION

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

Date: September 1, 2023 GF No. \_\_\_\_\_

Name of Affiant(s): Oscar E Alcancia, Bonita K Alcancia

Address of Affiant: 2714 Pebble Creek Drive, Pearland, TX 77581

Description of Property: CLEAR CREEK PARK (A0198 TJ GREEN) (PEARLAND) BLK 5 LOT 7

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.


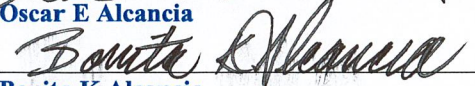
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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.

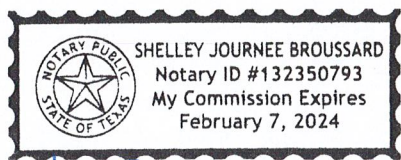
4. To the best of our actual knowledge and belief, since 9-27-23 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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.

  
Oscar E Alcancia  
  
Bonita K Alcancia



SWORN AND SUBSCRIBED this 10th day of September, 2023

  
Notary Public  
Shelley Broussard  
(TXR-1907) 02-01-2010