

ADDRESS :2808 MARBLE BROOK LANE  
PEARLAND, TEXAS 77584

CLIENT :CHICAGO TITLE - MEMORIAL

BUYER :TRAVIS WILLIAM WATERS AND  
CELESTE R. WATERS

LENDER :ANGEL OAK HOME LOANS LLC

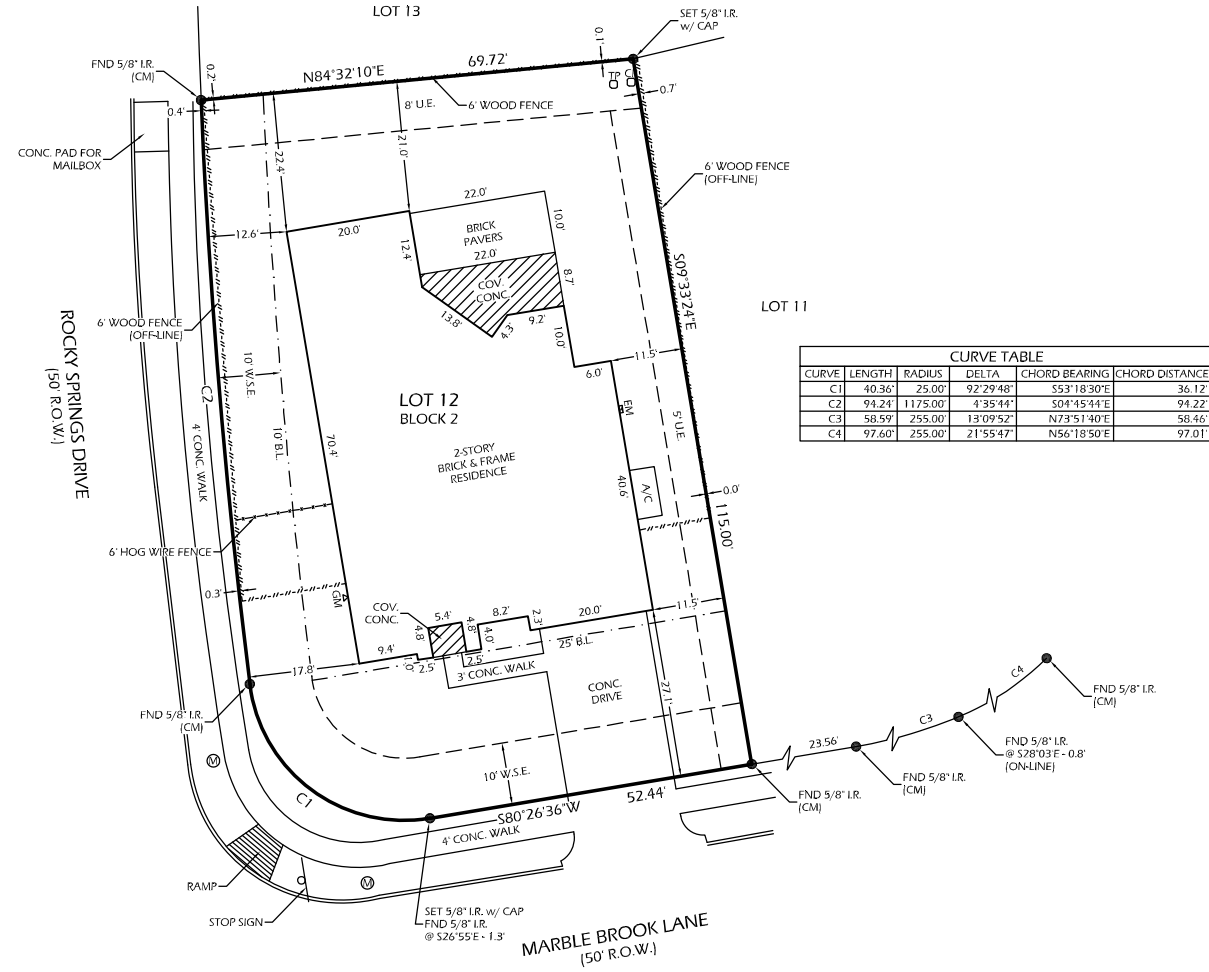
### A LAND TITLE SURVEY OF

LOT 12, IN BLOCK 2 OF FINAL PLAT OF SHADOW CREEK RANCH, SF-28, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 24, PAGE 213 AND 214 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

(BEARINGS BASED ON THE RECORDED PLAT)



SCALE: 1"=20'



**NOTES:**

1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO CTH-MM-CTT21743527E OF CHICAGO TITLE INSURANCE COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

**SCHEDULE B EXCEPTIONS:**

1. SITE SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN VOL. 24, PG. 213 B.C.M.R.; B.C.C.F. NOS. 2001-042985, 2001-051825, 2002-010777, 2002-033491, 2003-074357, 2004-005833, 2004-018022, 2004-019310, 2004-055795, 2004-071247, 2006-070799, 2006-072217, 2008-026002, 2008-030535, 2008-035923, 2008-035927, 2008-058685, 2008-087125, 2009-053801, 2009-056174, 2009-056178, 2009-056181, 2009-056518, 2009-056519, 2009-056520, 2010-028897, 2010-041821, 2010-050787, 2010-054341, 2011-029607, 2011-030512, 2011-036912, 2011-041722, 2011-041723, 2011-041724, 2011-041725, 2011-041726, 2011-041727, 2011-041852, 2011-041907, 2011-041907, 2012-001767, 2012-001768, 2012-001769, 2012-001770, 2012-001771, 2012-001772, 2012-001773, 2012-001821, 2012-001822, 2012-003007, 2012-003009, 2012-003217, 2012-003387, 2012-003394, 2012-003403, 2012-004691, 2012-007699, 2012-008062, 2012-015104, 2012-015105, 2012-048755, 2013-005585, 2013-061504, 2013-061505, 2013-061509, 2014-054898, 2014-054906, 2015-046005, 2015-052060, 2016-005183, 2017-062675, 2017-062682, 2017-062692, 2018-001863, 2020-052424, 2020-052463, 2020-053372, 2020-075176, 2020-075177, 2020-075180, 2021-002812 AND 2021-003082.

101. TERMS, PROVISIONS, EASEMENTS AND CONDITIONS CONTAINED IN MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN SHADOW CREEK DEVELOPMENT COMPANY, L.P., A NEVADA LIMITED PARTNERSHIP AND TEXAS CABLE PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP D/B/A TIME WARNER COMMUNICATIONS, DATED MAY 22, 2001, FILED FOR RECORD ON JUNE 7, 2001 AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 01-024866 AND 01-024867.

102. TERMS, PROVISIONS, EASEMENTS AND CONDITIONS CONTAINED IN AGREEMENT EXECUTED BY AND BETWEEN SOUTHWESTERN BELL TELEPHONE, L.P. AND SHADOW CREEK RANCH DEVELOPMENT, L.P., DATED FEBRUARY 27, 2002, FILED FOR RECORD ON MARCH 6, 2002 AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 02-010780.

103. TERMS, PROVISIONS, EASEMENTS AND CONDITIONS CONTAINED IN MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN SHADOW CREEK DEVELOPMENT COMPANY, L.P., A NEVADA LIMITED PARTNERSHIP AND TCF SECURITY COMPANY LLC, D/B/A TIME WARNER HOME SECURITY, DATED SEPTEMBER 26, 2002, FILED FOR RECORD ON DECEMBER 19, 2002 AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2002-065581.

DATE: 06-02-2021  
 REVISION:  
 DRAWN BY: DP  
 APPROVED BY: DWG  
 PROJECT NO: GL-8977

*Daniel W. Goodale*  
 DANIEL W. GOODALE, R.P.L.S. NO. 4919  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



**FLOOD INFORMATION**  
 PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 4803C0200C DATED 12-30-2020

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**LEGEND:**  
 B.C.M.R. - BRAZORIA COUNTY MAP RECORD  
 B.C.D.R. - BRAZORIA COUNTY DEED RECORD  
 B.C.C.F. - BRAZORIA COUNTY CLERK FILE  
 R.O.W. - RIGHT OF WAY  
 C.M. - CONTROL MONUMENT  
 I.R./L.P. - IRON ROD/IRON PIPE  
 B.L. - BUILDING LINE  
 U.E. - UTILITY EASEMENT  
 W.S.E. - WATER AND SEWER EASEMENT  
 C.P. - CABLE PEDESTAL  
 T.P. - TELEPHONE PEDESTAL  
 M - MAN-HOLE

GREENLEAF LAND SURVEYS, LLC  
 10900 NORTHWEST FWY  
 SUITE # 129  
 HOUSTON, TEXAS 77092



DIR: 832-668-5003 FAX: 832-553-7210  
 FIRM # 10193977  
 orders@gllsurveys.com  
 www.greenleaflandsurveys.com

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

Date: January 17, 2024

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

Name of Affiant(s): Travis Waters, Celeste Waters

Address of Affiant: 2808 Marble Brook Lane, Pearland, TX 77584

Description of Property: Block 2, Lot 12 of Shadow Creek Ranch SF-28

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 June 2, 2021 there have been no:

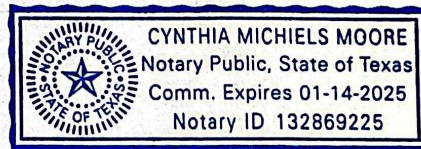
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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): NA

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.

Travis Waters  
Travis Waters



SWORN AND SUBSCRIBED this 17<sup>th</sup> day of January, 2024

Cynthia M Moore  
Notary Public  
Cyndi Moore

132869225