



TRI-TECH SURVEYING CO, INC.

4950 TERMINAL STREET

BELLAIRE, TEXAS, 77401

PHONE: (713) 667-0800

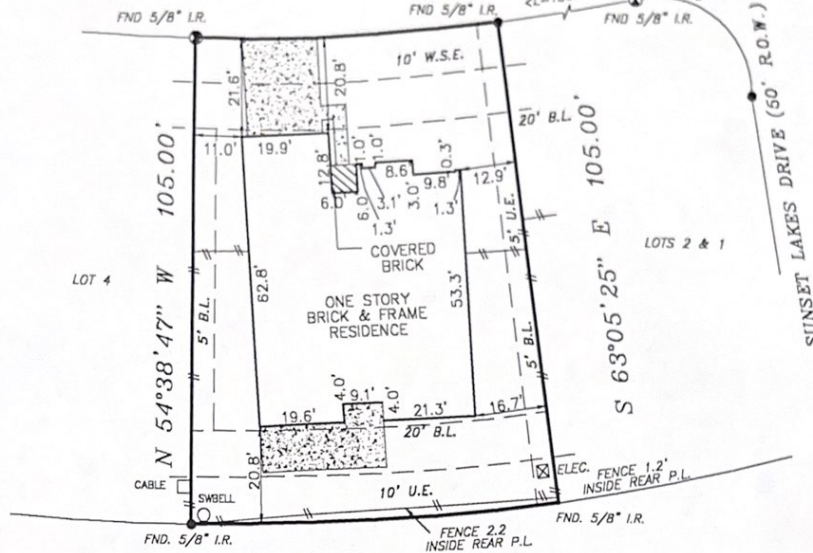
3905 DUNLAVY DRIVE (50' R.O.W.)

$R=475.00'$

$L=70.00'$

$C=69.94'$

$CB= S 31^{\circ}17'46'' W 69.94'$



$R=580.00'$

$L=85.48'$

$C=85.40'$

$CB= S 31^{\circ}07'52'' W 85.40'$

RESTRICTED RESERVE "2.2"
(RESTRICTED TO DETENTION PURPOSES)

NOTE: FLOOD ZONE DETERMINATION PER HORIZON
CERTIFICATION SERVICES CERTIFICATE NO. 172565
DATED 11-5-99

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.

SUBJECT TO THE CITY OF PEARLAND ORDINANCES:

1. 20' B.L. REAR YARD ORDINANCE NO. 7.4. 2(b)
2. THERE SHALL BE ONE SIDE YARD OF A LEAST 5' WITH AN
AGGREGATE ADJACENT DWELLING SEPARATION OF 15' PER
CITY OF PEARLAND ZONING ORDINANCE, SEC. 7.4 2(c).

5' INTERIOR AND 10' REAR PROPERTY LINES
BUILDING LINES PER C.F. #99-030711
O.R.B.C.TX.

PIPELINE RIGHT OF WAY CONVEYED TO OR RESERVED BY
HUMBLE OIL & REFINING CO. PER VOL. 557, PG. 475,
AMENDED IN VOL. 139B, PG. 989 AND RECORDED IN VOL. 995
PG. 209 D.R.G.C.TX.

SUBJECT TO
UNLOCATED PIPELINE RIGHT-OF-WAY ESMT. IN FAVOR OF
CONTINENTAL OIL CO. PER VOL. 1245, PG. 462 D.R.B.C.TX.

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

BEARINGS SHOWN REFERENCED TO:
N 54° 38' 47" W ALONG THE SOUTHERLY P.L.

LEGEND					
	CONCRETE		IRON FENCE		CONTROLLING MONUMENT
	COVERED		WOOD FENCE		CHAIN LINK FENCE
	ASPHALT		F.H. - FIRE HYDRANT		

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 STEWART TITLE CO.
G.F. No. 00500401, DATED 8-4-00.

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.

BOUNDARY SURVEY OF

LOT 3, BLOCK 10 OF FINAL PLAT OF SUNSET LAKES SECTION 3

RECORDED IN VOLUME 20, PAGES 44-47, PLAT RECORDS BRAZORIA

COUNTY, TEXAS.

BORROWER: R. CECIL JACK AND YVONNE JACK

TITLE COMPANY STEWART TITLE, CO. G.F.# 00500401

SURVEYED FOR: D.R. HORTON-TEXAS, LTD.

FIRM MAP NO: 48039C PANEL# 0065J ZONE "X" REVISED 9-22-99

DATE: 1-22-01 SCALE: 1"=30' JOB NO. D2171-00



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

Date: 02/06/2024 GF No. _____
Name of Affiant(s): Marcia Barnes
Address of Affiant: 3905 Dunlavy Drive, Pearland, TX 77581
Description of Property: SUNSET LAKES SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND) BLK 10 LOT 3
County Brazoria County, 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 1/22/2001 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.

Marcia Barnes

SWORN AND SUBSCRIBED this 6th day of February, 2024.

Christy Buck

Notary Public

(TXR 1907) 02-01-2010

