

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

Date: February 12, 2024

GF No. _____

Name of Affiant(s): Lance Nathanael Cook, Natalie Brooke Vasquez Cook

Address of Affiant: 1425 Desire Lane, Bryan, TX 77803

Description of Property: Hope Crossing, Lot 17, Block 2
County Brazos, 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 July 2022^{NC} 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): Testa charger^{NC} installed in garage
new fence, prior to our ownership

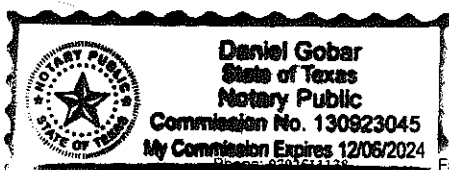
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Natalie Cook
Lance Cook

SWORN AND SUBSCRIBED this 15 day of Feb, 24

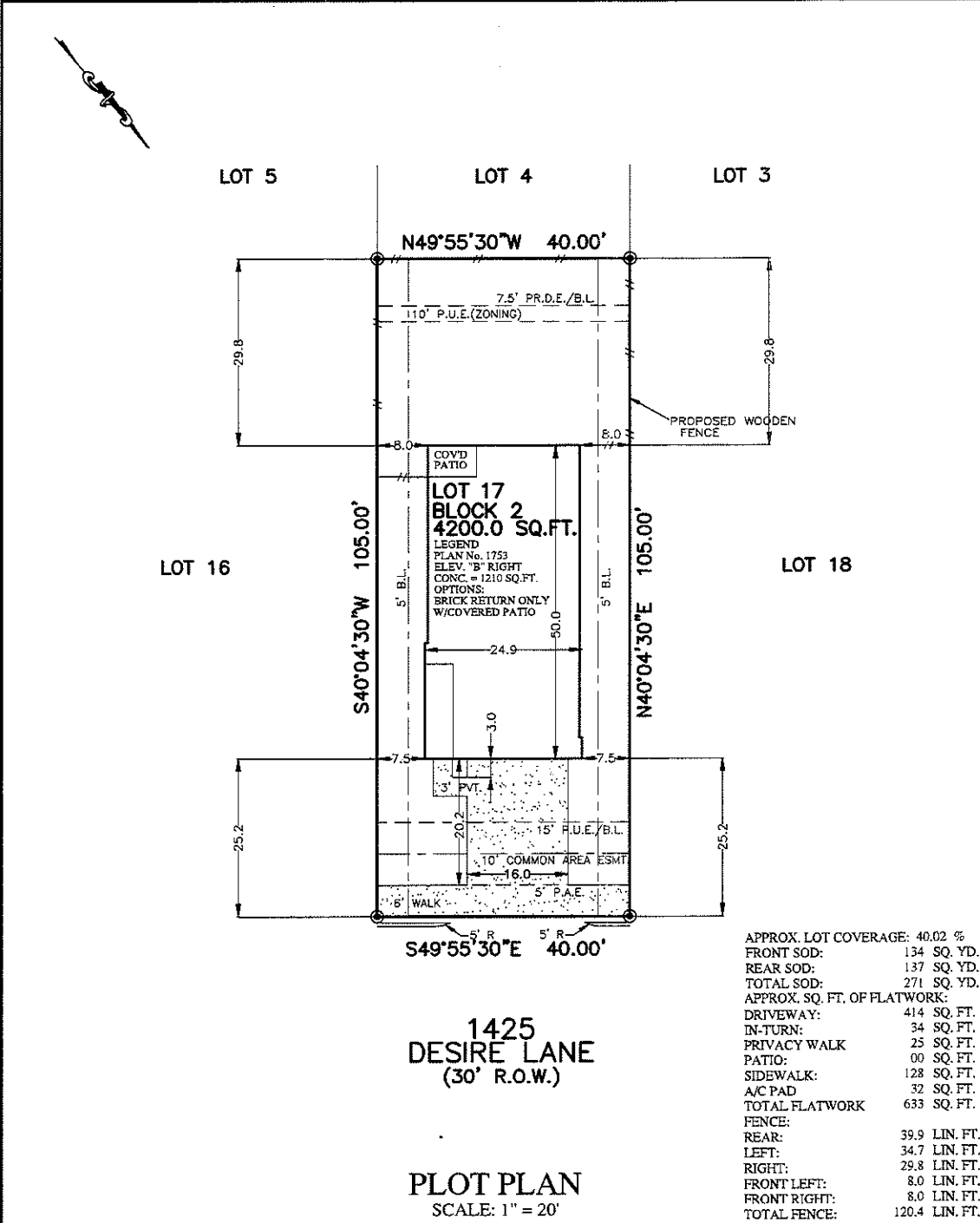
Notary Public



(TXR-1907) 02-01-2010



—	PROPERTY LINE	B.L.(FL)	FRONT LOAD BUILDING LINE	T.O.P.	TOP OF FORM	U.V.E.	UNOBSTRUCTED VISIBILITY EASEMENT	⊗	MANHOLE
---	BUILDING LINE	B.L.(SL)	SWING IN BUILDING LINE	U.E.	UTILITY EASEMENT	M.ACCE.	MAINTENANCE & ACCESS EASEMENT	⊗	GRATE DRAIN
- - -	EASEMENT	B.L.(3C)	3 CAR BUILDING LINE	W.L.E.	WATER LINE EASEMENT	ACCE.	ACCESS EASEMENT	⊗	PAD MOUNTED TRANSFORMER
	WOODEN FENCE	G.B.L.	GARAGE BUILDING LINE	STM.S.E.	STORM SEWER EASEMENT	A.E.	AERIAL EASEMENT	⊗	ELECTRIC BOX
///	WROUGHT IRON FENCE	(B.G.)	BUILDER GUIDELINES	S.S.E.	SANITARY SEWER EASEMENT	D.E.	DRAINAGE EASEMENT	⊗	FIBER OPTIC
—	CHAIN LINK FENCE	FF	FINISHED FLOOR	R.O.W.	RIGHT-OF-WAY	E.E.	ELECTRIC EASEMENT	⊗	TELEPHONE PEDESTAL
- - -	OVERHEAD ELECTRIC	EXT.	EXTENDED	P.A.E.	PERMANENT ACCESS EASEMENT	W.V.	WATER VALVE	⊗	GAS METER
		PROP.	PROPOSED	P.U.E.	PUBLIC UTILITY EASEMENT	F.H.	FIRE HYDRANT	⊗	CABLE PEDESTAL
		CM.	CONTROL MONUMENT	PVT.	PRIVATE	W.M.	WATER METER	⊗	WATER METER
				FND.	FOUND	IR.	IRON ROD	⊗	MANHOLE & INLET
				I.P.	IRON PIPE	⊗	GUY ANCHOR	⊗	INLET



APPROX. LOT COVERAGE: 40.02 %

FRONT SOD:	134 SQ. YD.
REAR SOD:	137 SQ. YD.
TOTAL SOD:	271 SQ. YD.

APPROX. SQ. FT. OF FLATWORK:

DRIVEWAY:	414 SQ. FT.
IN-TURN:	34 SQ. FT.
PRIVACY WALK:	25 SQ. FT.
PATIO:	00 SQ. FT.
SIDEWALK:	128 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	633 SQ. FT.

FENCE:

REAR:	39.9 LIN. FT.
LEFT:	34.7 LIN. FT.
RIGHT:	29.8 LIN. FT.
FRONT LEFT:	8.0 LIN. FT.
FRONT RIGHT:	8.0 LIN. FT.
TOTAL FENCE:	120.4 LIN. FT.

NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. 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. FLATWORK AND FENCING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (WSD'S) OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
 4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.

FOR: LEGEND HOMES
 ADDRESS: 1425 DESIRE LANE
 ALLPOINTS JOB#: LG273042 BY: CR
 G.F.:
 JOB: 562-037

FLOOD ZONE: X
 COMMUNITY PANEL:
 48041C0195E
 EFFECTIVE DATE: 5/16/2012
 LOMR: 12-06-1920P DATE: 5/9/2014

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

**LOT 17, BLOCK 2,
HOPE CROSSING SUBDIVISION,
VOL. 16894, PG. 170, PLAT RECORDS,
BRAZOS COUNTY, TEXAS**

ISSUE DATE: 10/12/2021

**LEGEND
HOMES**

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