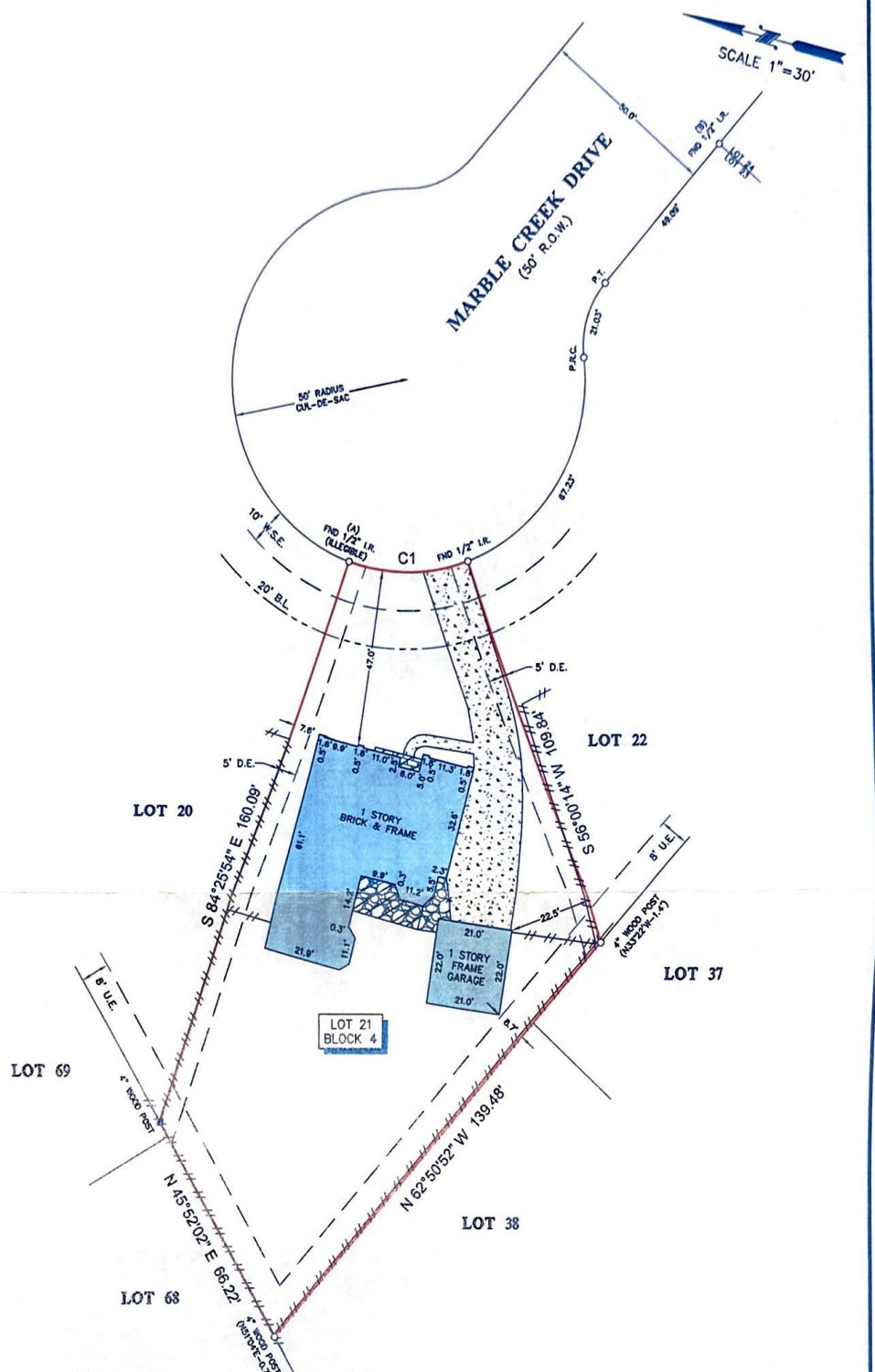


SCALE 1" = 30'



- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
 3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 02-04-20, UNDER G.F. NO. 4903182000043L.

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD METAL
	STONE TILE		BRICK

B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 W.S.E. = WATER SEWER EASEMENT

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	34.53'	S 14°12'50" E	33.84'

LEGAL DESCRIPTION: LOT 21, IN BLOCK 4, OF FINAL PLAT OF CLEAR CREEK PARK, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 67-68, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

CLIENT: ARNOLDO HERRERA HERNANDEZ AND CHELSEA NOELLE MARTINEZ ADDRESS: 2704 MARBLE CREEK DRIVE



SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND, BEING THE TRUE AND CORRECT COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 11, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

 RICHARD FUSSELL
 RPLS# 4148



StarTex
 TITLE COMPANY

281-412-2405

G.F. # 4903182000043L ISSUE DATE: 02-04-20

www.survey1inc.com
 survey1@survey1inc.com
 Firm Registration No. 100759-00
 P.O. Box 2543 | Aledo, TX 77012
 (281)393-1382 | Fax (281)393-1383

FIELD CREW: JR
 TECH: ET
 DATE: 02-12-20

DRAFTER: JB
 FINAL CHECK: EF
 JOB#: 2-81156-20

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

Date: _____ GF No. _____
Name of Affiant(s): ARNOLDO HEZERA HERNANDEZ AND CHELSEA HEZERA
Address of Affiant: 2704 MARBLE CREEK DR, PEARLAND TX 77581
Description of Property: CLEAR CREEK PARK, BLOCK 4, LOT 21
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 MARCH 2, 2020 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:)

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.

Chelsea Hezera

SWORN AND SUBSCRIBED this 24th day of April, 2024.

Kimberly Aguirre

Notary Public

