

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

Date: March 24, 2024

GF No. _____

Name of Affiant(s): David Stigant, Stephanie J. Stigant

Address of Affiant: _____

Description of Property: Lot 8, Block 1, Shadow Creek Ranch SF-35

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 October 12, 2005 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.

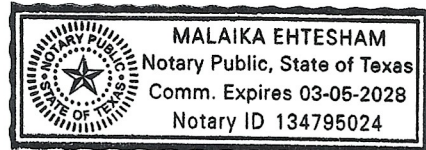
EXCEPT for the following (If None, Insert "None" Below): 12 foot deep covered patio added along the length of back of house in 2014.

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.

David Stigant
David Stigant

Stephanie J. Stigant
Stephanie J. Stigant



SWORN AND SUBSCRIBED this 29 day of March, 2024

Malaika
Notary Public

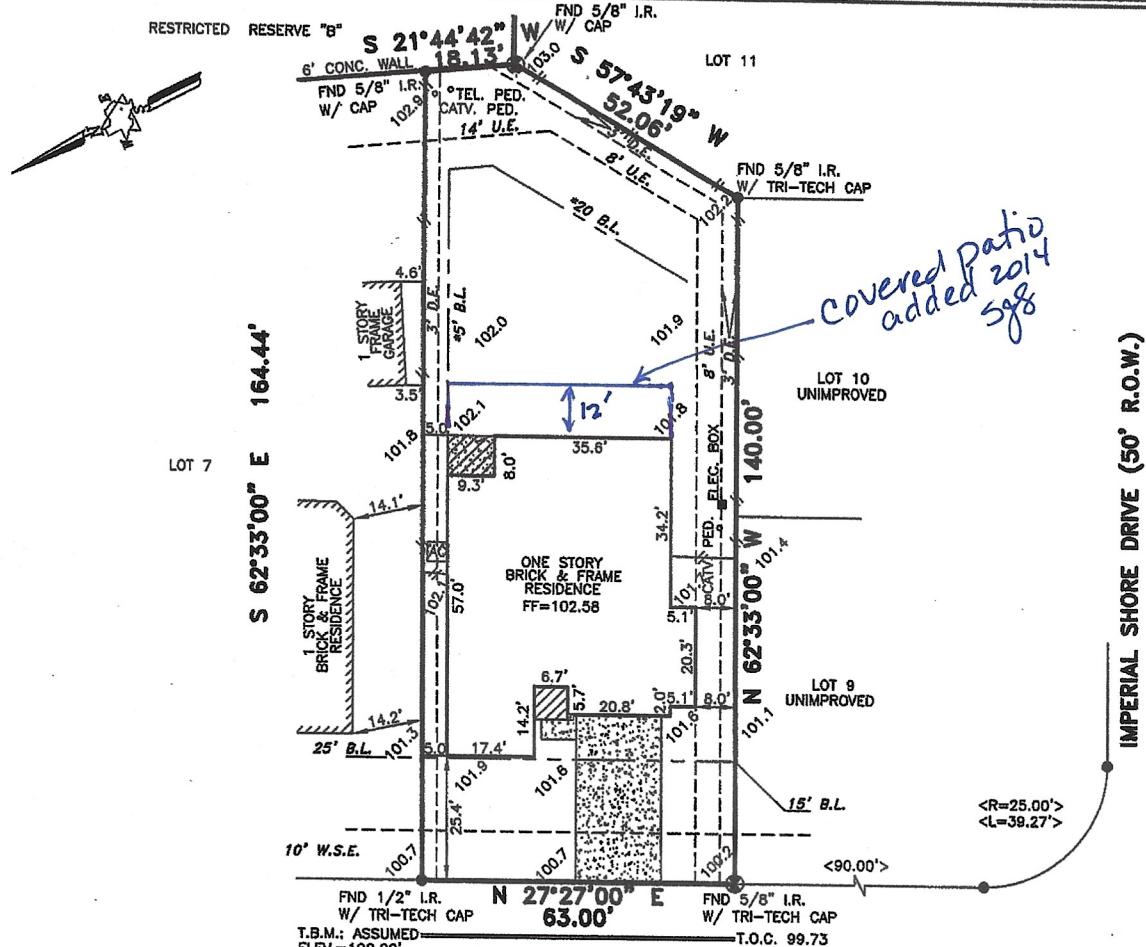


TRI-TECH SURVEYING CO., L.P.

5210 SPRUCE STREET

BELLAIRE, TEXAS. 77401

PHONE: (713) 667-0800



Covered patio added 2014 598

Stephanie Stigant
David Stigant

2315 PEBBLE SHORES LANE (50' R.O.W.)

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 *CITY OF PEARLAND ORDINANCES
 **DEED RESTRICTIONS FOR SHADOW CREEK RANCH PER B.C.C. FILE NO. 01-051825
 ***DEED RESTRICTIONS FOR VILLAGE OF REFLECTION BAY PER B.C.C. FILE NO. 03-080263

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
 ALL ROD CAPS ARE STAMPED "WEST BELT SURV. INC.", UNLESS OTHERWISE NOTED.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. (F.I.R.M.'s). 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 THE F.I.R.M.'S ACCURACY.

ALL SIDE LOT LINES ARE THE CENTERLINE OF A 6' DRAINAGE EASEMENT TO EACH ADJACENT LOT PER RECORDED PLAT NOTE # 7.
 PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER VOL. 24, PAGE 265-266, P.R.B.C.TX., B.C.C. FILE NOS. 01-024866, 01-024867, 01-042985, 01-051825, 02-010779, 02-010780, 02-065581, 03-080263, 04-068450, 04-071250, 05-012550.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL.

BEARINGS REFERENCED TO: PLAT NORTH.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2005, TRI-TECH SURVEYING CO., L.P.

LEGEND	
CONCRETE	REVISION
COVERED	CONTROLLING MONUMENT 7-15-05
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 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD. G.F. No. 000409121, DATED 05-27-05.

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: TARREDONDO 10-06-05

BOUNDARY SURVEY OF

ADDRESS: 2315 PEBBLE SHORES LANE, PEARLAND, TEXAS, 77584

LOT 8, BLOCK 1 OF A FINAL PLAT OF SHADOW CREEK RANCH SF-35

RECORDED IN VOLUME: 24 PAGE NO. 265-266 PLAT RECORDS, BRAZORIA COUNTY, TX

BORROWER: DAVID P. STIGANT AND STEPHANIE J. STIGANT

TITLE COMPANY: CHICAGO TITLE/EXECUTIVE TITLE CO., LTD. G.F.# 000409121

SURVEYED FOR: PERRY HOMES, L.P.

F.I.R.M. MAP NO. 48039C PANEL # 00101 ZONE "X" REVISED 9-22-99

DATE: 10-05-05 SCALE: 1" = 30' JOB NO. Y9512-05

Ralph C. Wilton
 SURVEYOR REGISTRATION