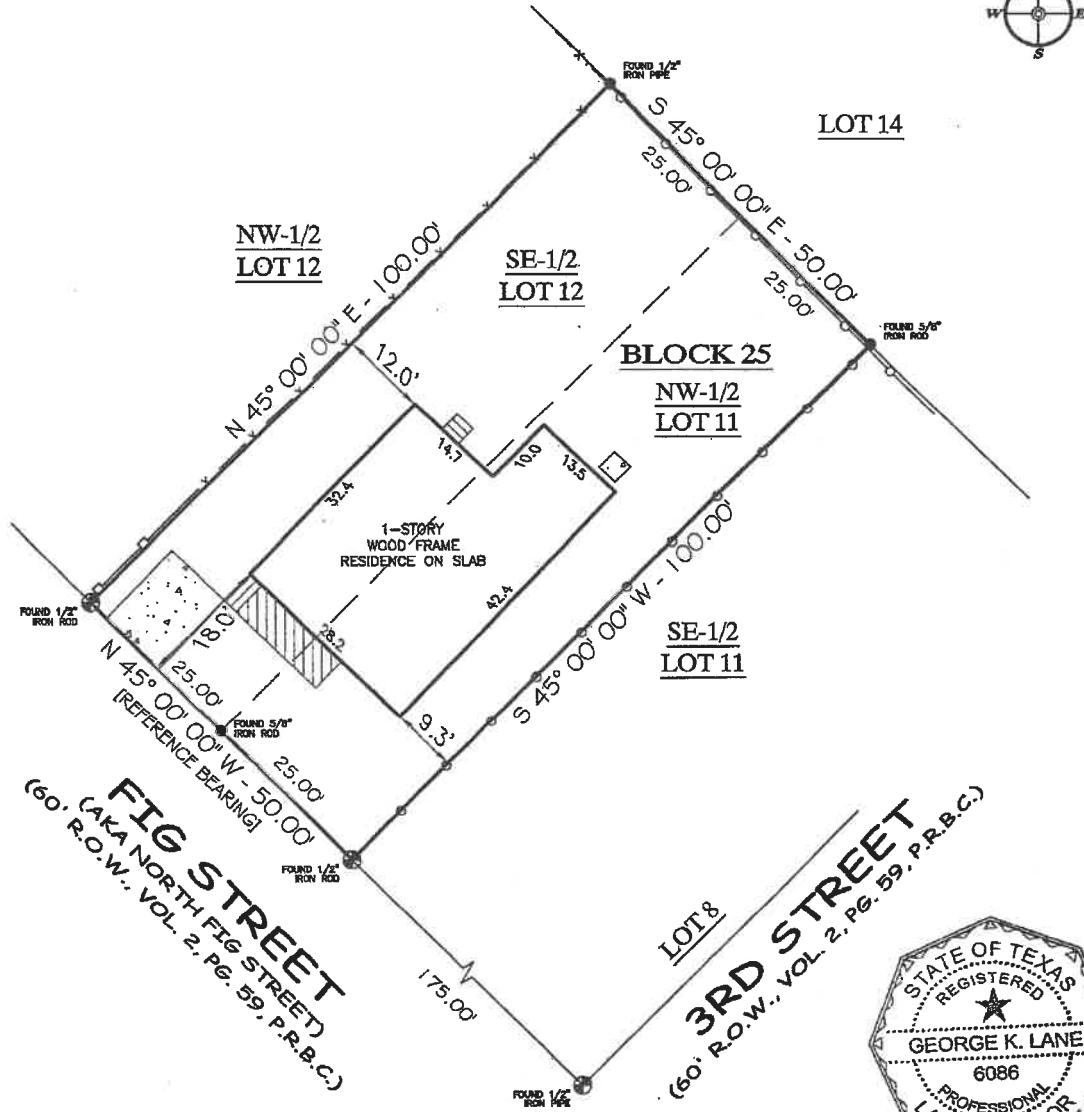




PRM REGISTRATION NO. 10156700

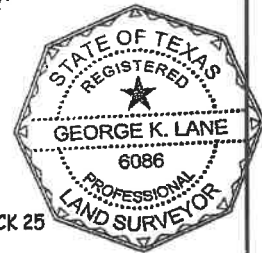
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC



THE NORTHWEST 1/2 OF LOT 11 & THE SOUTHEAST HALF OF LOT 12, BLOCK 25

SWEENEY TOWNSITE



COMMUNITY NO. 485512 PANEL NO. 0565 SUFFIX: K ZONE: X BASE: N/A MAP REVISED: 12/30/20

I have consulted the HUD-FHA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:

PROPERTY SUBJECT TO RECORDED; RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY) INCLUDING THOSE IN THE CITY OF: SWEENEY
1) BEARINGS BASED ON THE SOUTHWEST LINE OF LOTS 8 THRU 12, BLOCK 25, BEING - N 45° 00' 00" W.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GREAT AMERICAN TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 121373-GAT81 DATED: 02/13/2022

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE

This is to certify that I have made an on the ground survey of the property located at: 310 FIG STREET (AKA NORTH FIG STREET) IN THE CITY OF SWEENEY, TEXAS.
The Northwest 1/2 of Lot Eleven (11) and the Southeast 1/2 of Lot Twelve (12), Block Twenty-five (25), Sweeney Townsite, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 59, of the Plat Records of Brazoria County, Texas.

Borrower(s): JEAN E. KIEPERT

Drawn by: BWB
Job No.: 2022-0250
Request: GATCO
Book No: PFO182
Scale: 1" = 20'
Date: 03/07/2022

LEGEND	
	GRAVEL
	COVERED
	CONCRETE
	CHAIN-LINK
	WOOD FENCE
	IRON FENCE

	CONTROLLING MONUMENT
	CORNER
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.R. IRON ROD
	I.P. IRON PIPE
	FND. FOUND

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

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

Date: June 6, 2024 GF No. _____

Name of Affiant(s): JEAN E KIEPERT.

Address of Affiant: 310 N FIG, SWEENEY, TX 77480

Description of Property: SWEENEY BLK 25 LOT 11(NE/2)-12(SW/2)

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 30, 2022 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): FRONT PORCH BACK DECK, PRIVACY FENCE, GUTTERS, NEW EGGERS, LR TO LAUNDRY ROOM.
JK

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 I have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect or if I have information that we personally know to be incorrect and which we do not disclose to the Title Company.



SWORN AND SUBSCRIBED before me this 6th day of June, 2024

Notary Public