



FIRM REGISTRATION NO. 10156700

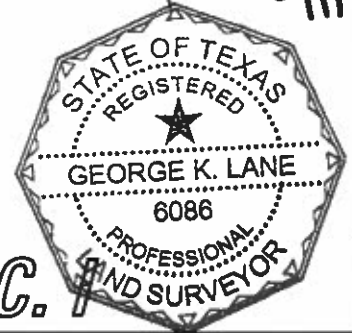
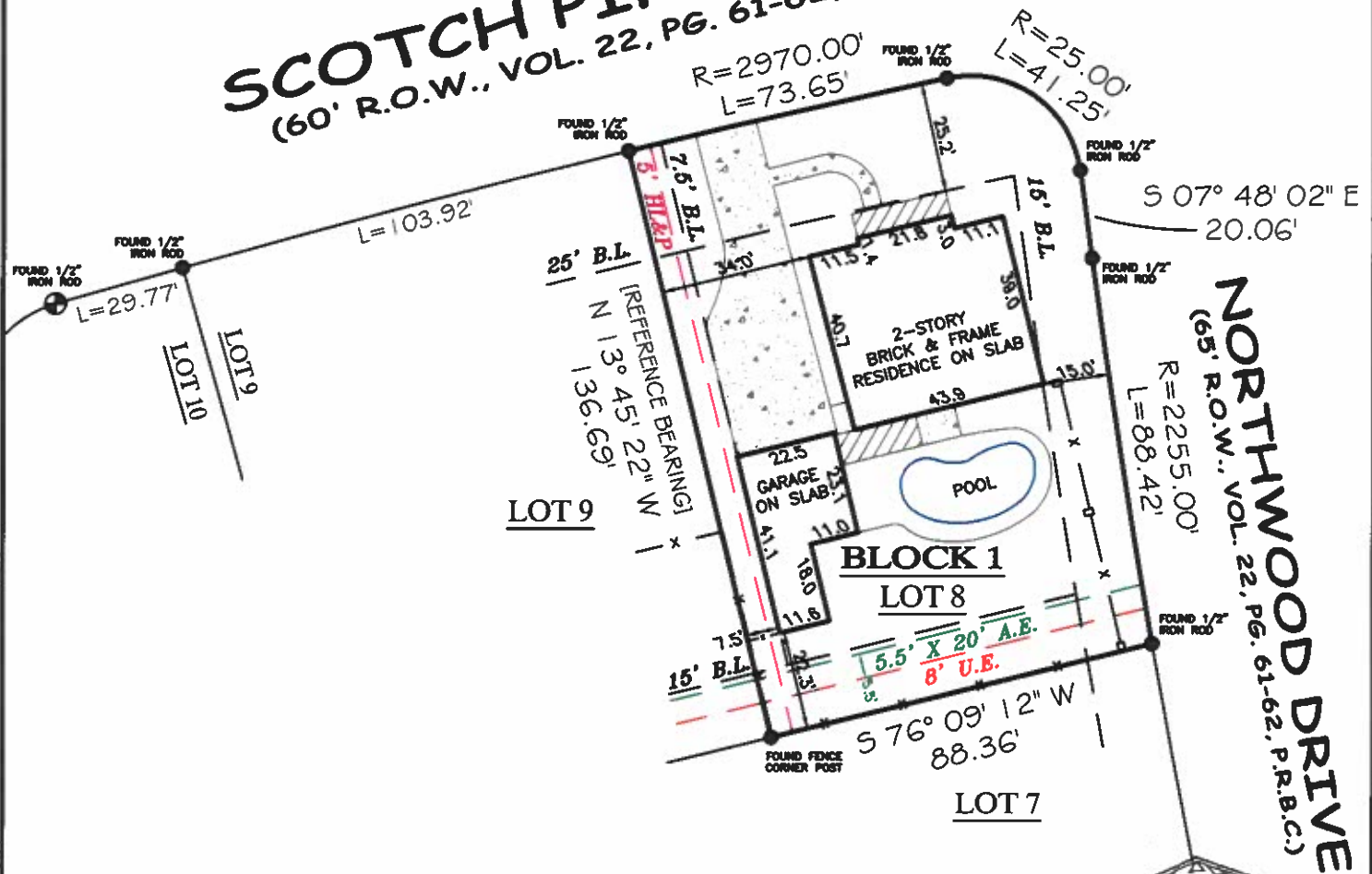
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC



SCOTCH PINE COURT

(60' R.O.W., VOL. 22, PG. 61-62, P.R.B.C.)



LOT 8, BLOCK 1 NORTHWOOD ESTATES, SEC. 1

COMMUNITY NO: 485484 PANEL NO: 0605 SUFFIX: H ZONE: *X BASE: N/A MAP REVISED: 06/05/09

I have consulted the HUD-FIA 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. *Shaded Zone X.

NOTES:

- PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: LAKE JACKSON
- 1) BUILDING SET-BACK LINES AND EASEMENTS PER PLAT.
- 2) REFERENCE BEARING BASED ON THE COMMON LINE OF LOTS 7 & 8, BEING - N 13° 45' 22" W.
- 3) EASEMENT GRANTED TO HOUSTON LIGHTING & POWER PER CCF# 2001-042743 O.R.B.C., IS CONGRUENT WITH U.E.'S SHOWN HEREON.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: STEWART TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 1803903227 DATED: 03/01/2018

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: TDECU & STEWART TITLE

This is to certify that I have made an on the ground survey of the property located at:
51 SCOTCH PINE COURT IN THE CITY OF LAKE JACKSON, TEXAS.

Lot 8, Block 1, Northwood Estates, Section One, a subdivision of 40.777 acres located in the Jared E. Groce 5 League Grant, Abstract 66, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 22, Page 61-62, Plat Records, Brazoria County, Texas.

Borrower(s):

BONNIE P. HUMPHREY

Drawn by: SPP
Job No.: 2018-0216
Request: STEWART TITLE
Book No: PP127
Scale: 1" = 40'
Date: 03/12/2018

LEGEND		CONTROLLING MONUMENT	
	ASPHALT		CHAIN-LINE
	WOOD FENCE		IRON FENCE
	COVERED		U.E.
	CONCRETE		H.L.P.
	B.L.		FOUND
	CORNER		U.E. HOUSTON LIGHTING & POWER EASEMENT
	B.L. BUILDING LINE		R.O.W. RIGHT-OF-WAY
	I.P. IRON ROD		I.P. IRON PIPE

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: 7-5-2024 GF No. _____

Name of Affiant(s): Bonnie Patricia Burns Living Trust

Address of Affiant: 51 Search Pine Ct, Lake Jackson, TX 77566

Description of Property: Lot 8, Blk 1, Northwood Section 1

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.

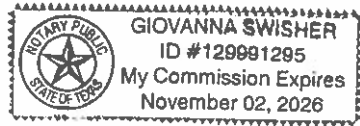
4. To the best of our actual knowledge and belief, since 3/12/2018 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. 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): Fence replaced same location

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.

Bonnie Patricia Burns
Trustee Bonnie Patricia Burns Living Trust



SWORN AND SUBSCRIBED this 23 day of July, 2024

Giovanna Swisher
Notary Public