

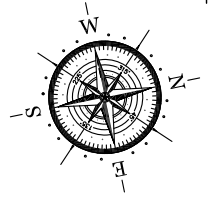
LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

- M.U.E. = MUNICIPAL UTILITY EASEMENT
- U.E. = UTILITY EASEMENT
- A.E. = AERIAL EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- W.L.E. = WATER LINE EASEMENT
- = NOT TO SCALE

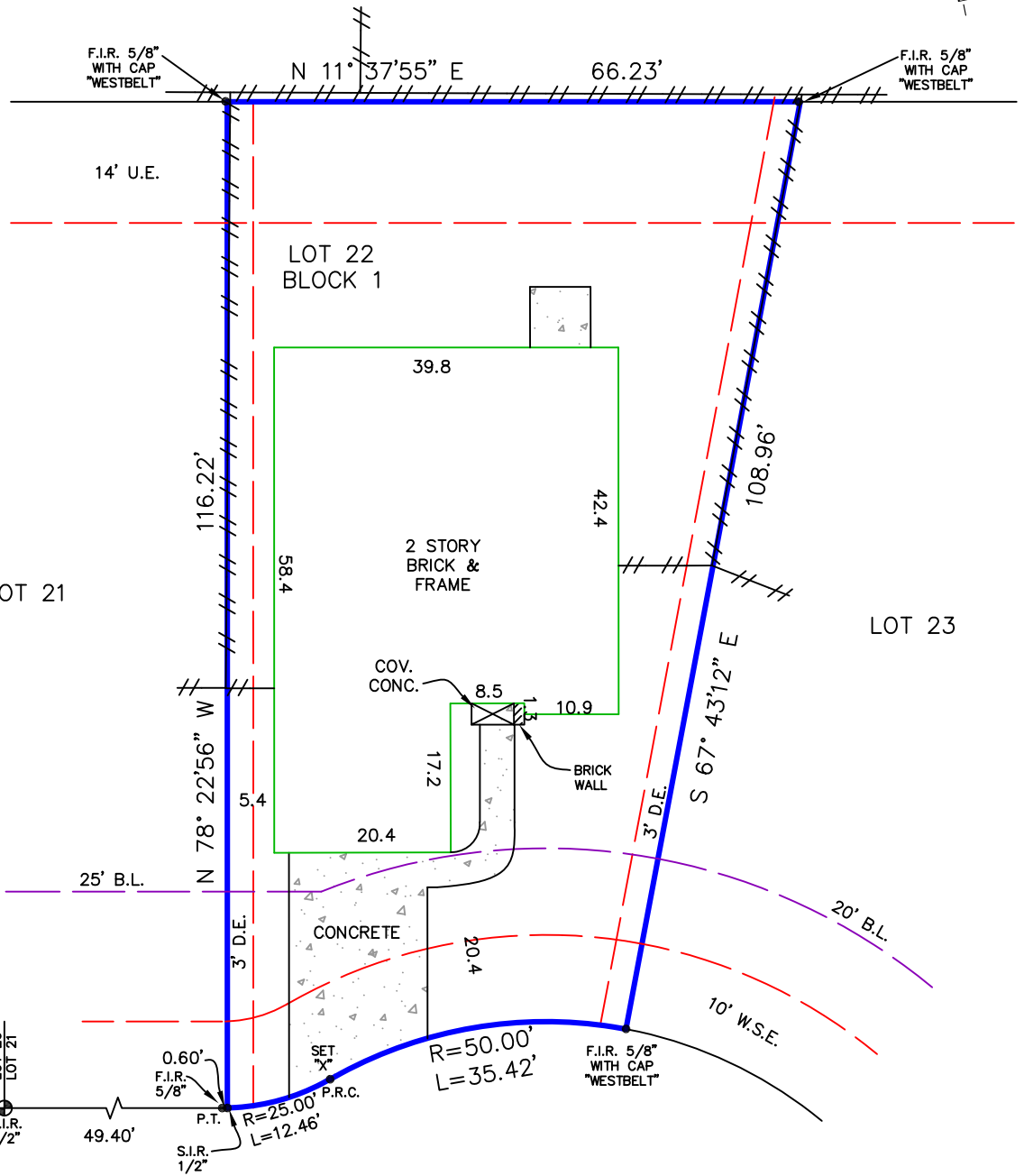
- F.I.R. = FOUND IRON ROD
- F.I.P. = FOUND IRON PIPE
- S.I.R. = SET IRON ROD
- W.P. = WOODEN POST
- M.P. = METAL POST
- C.F.# = CLERK'S FILE NUMBER
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- B.L. = BUILDING LINE
- FND. = FOUND
- BRS = BEARS
- P.A.E. = PERMANENT ACCESS EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- W.S.E. = WATER & SEWER EASEMENT
- E.E. = ELECTRIC EASEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.P. = POWER POLE
- U.T.S. = UNABLE TO SET

- ⊕ = CONTROL MONUMENT
- = MONUMENT
- = PROPERTY LINE
- = EASEMENT LINE
- = BUILDING SETBACK LINE
- = BUILDING WALL
- = WOODEN FENCE
- = CHAIN LINK FENCE
- = METAL FENCE
- = WIRE FENCE
- = VINYL FENCE

SCALE
1"=20'



C.F. #2004077936



2804 ARBOR BROOK LANE
(50' R.O.W.)

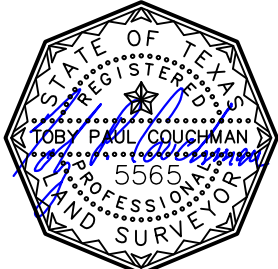
Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
 - BEARING BASIS: PLAT
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN SHADOW CREEK RANCH BUNDLED SERVICES AGREEMENT WITH TEXAS CABLE PARTNERS, L.P. D/B/A TIME WARNER COMMUNICATIONS, AS SET FORTH IN INSTRUMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2001024866 AND 2001024867.
 - TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN SHADOW CREEK RANCH SECURITY SERVICES AGREEMENT WITH TOP SECURITY COMPANY, LLC D/B/A TIME WARNER HOME SECURITY, AS SET FORTH IN INSTRUMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2002065581
 - TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN SMARTMOVES CONTRACT FOR MARKETING OF SERVICES FOR SINGLE FAMILY UNITS WITH SOUTHWESTERN BELL TELEPHONE, L.P., RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2002010780.
 - AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, A TEXAS CORPORATION AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2006072752

LEGAL DESCRIPTION
 LOT TWENTY-TWO (22), BLOCK ONE (1), OF THE FINAL PLAT OF SHADOW CREEK RANCH, SF-41, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 370-371, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

DURGA NAND TRIPATHI
MEERA TRIPATHI

ADDRESS
2804 ARBOR BROOK LANE



JOB # 1905289
 DATE 05/21/2019
 GF# ATCH-22-ATCH19087965A

PRO-SURV
 P.O. BOX 1366, FRIENDSVILLE, TX 77549
 PHONE: 281-996-1113 FAX: 281-996-0012
 EMAIL: orders@prosurv.net
 T.B.P.L.S. FIRM #10119300

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

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

Date: 07/16/2024 GF No. _____
Name of Affiant(s): Durga N Tripathi and Meera Tripathi
Address of Affiant: 2804 Arbor Brook Lane, Pearland, TX 77584
Description of Property: SHADOW CREEK RANCH SF41 (PEARLAND), BLOCK 1, LOT 22
County Brazoria County, 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 05/21/2019 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, replatting, 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.) NONE

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.

Durga Tripathi
Meera Tripathi

SWORN AND SUBSCRIBED this 16th day of July, 2024

Christy Buck
Notary Public

(TXR 1907) 02-01-2010

