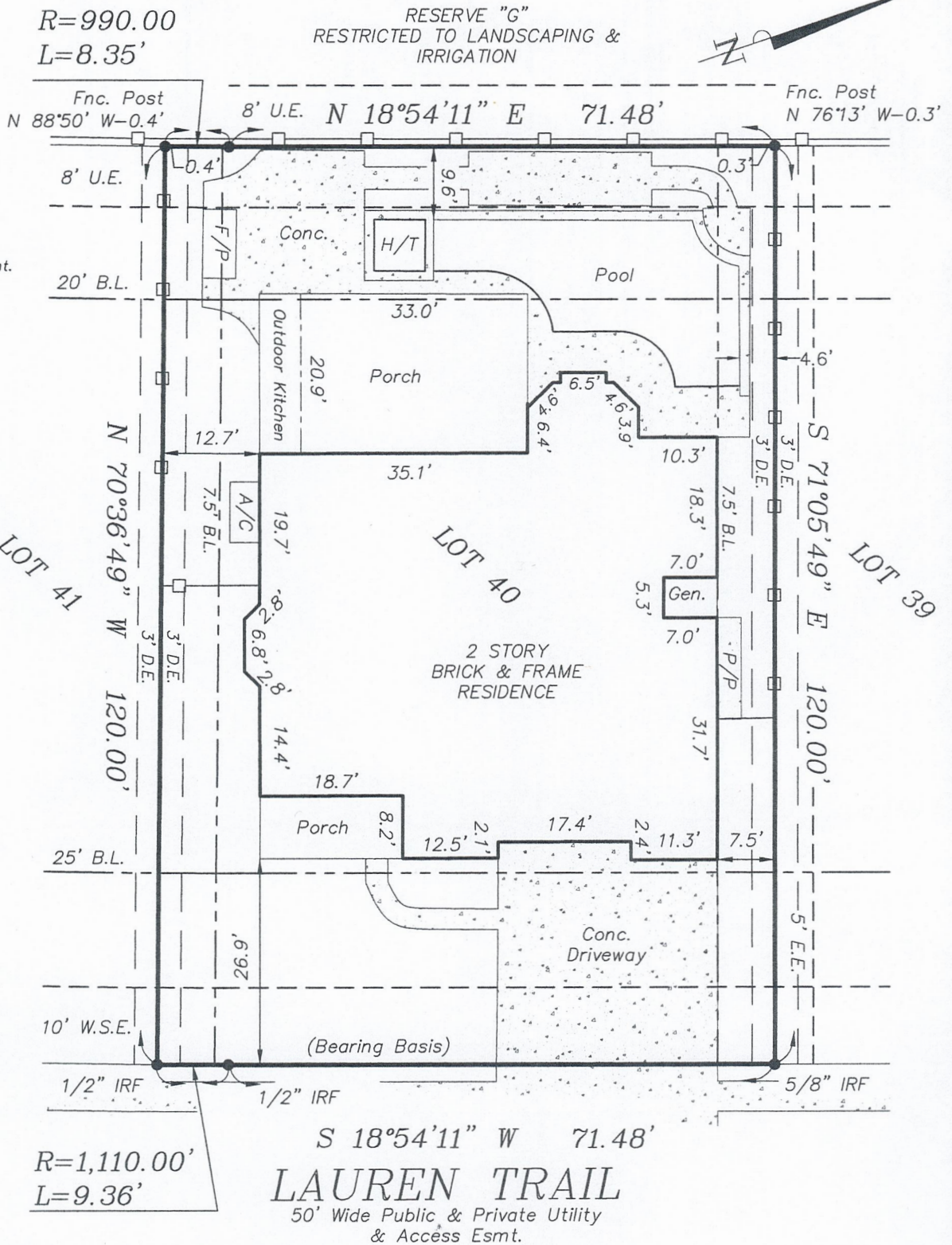


# SURVEY OF

THE PROPERTY LOCATED AT 3514 LAUREN TRAIL, BEING LOT 40, IN BLOCK 1, OF A FINAL PLAT OF THE VILLAGES AT MARY'S CREEK, SECTION 2, PHASE 1, A SUBDIVISION IN THE CITY OF PEARLAND, IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 23, PAGES 145-148 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

- LEGEND**  
 A/C=Air Conditioner  
 B.L.=Building Line  
 Conc.=Concrete  
 D.E.=Drainage Esmt.  
 Esmt.=Easement  
 F/P=Fire Place  
 Fnc.=Fence  
 Gen.=Generator  
 H/T=Hot Tub  
 IRF=Iron Rod Found  
 L=Arc Length  
 P/P=Pool Pump  
 R=Radius  
 R.O.W.=Right Of Way  
 U.E.=Utility Easement  
 W.S.E.=Water & Sewer Esmt.



- NOTES**
1. Building setback line 7.5 feet along side lot lines, recorded under Brazoria County Clerk's File No. 2003024325 and per plat.
  2. Perpetual easements reserved for the installation or maintenance of utilities recorded under Brazoria County Clerk's File No. 2003024325 and per plat.
  3. Agreement with Reliant Energy for underground/overhead electrical service distribution system recorded under Brazoria County Clerk's File No. 02-050175.
  4. Property subject to the Zoning Ordinances now in force in the City of Pearland, Texas.

TO: ENCOMPASS LENDING GROUP, L.P. & SOUTH LAND TITLE LLC., EXCLUSIVELY

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use. Certification shown is revoked and this survey is null and void if this document is altered in any manner, or does not bear an original seal and signature of Todd J. Slaton in blue ink. All 1/2 inch iron rods set with a cap stamped "True Meridian".

**FLOOD STAMP**

IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 480077 0045 J, MAP REVISED SEPT. 22, 1999. THIS PROPERTY LIES IN SHADED ZONE X.

By: *Todd J. Slaton*  
 Todd J. Slaton, Registered Professional Land Surveyor No. 5082

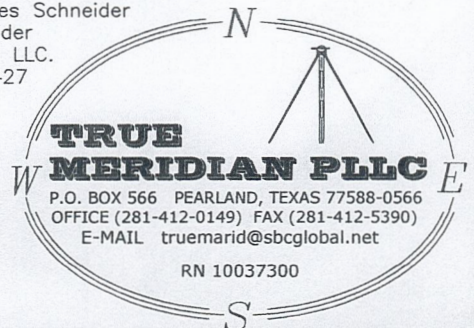
*2/21/17*  
 Date:

PURCHASER: Charles Schneider  
 & Maureen Schneider  
 SOUTH LAND TITLE LLC.  
 G.F. NO.: PL1750427

NOT FOR CONSTRUCTION

SCALE: 1" = 20'  
 DATE  
 SURVEYED: FEB. 16, 2017

JOB NO. 17-2674



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

Date: October 7, 2024

GF No. \_\_\_\_\_

Name of Affiant(s): Charles Schneider, Maureen Schneider

Address of Affiant: 3514 Lauren Trail, Pearland, TX 77581

Description of Property: THE VILLAGES AT MARY'S CREEK SEC 2 PH 1 (A0070 W D C HALL) PEARLAND , BLOCK 1, LOT 40

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.

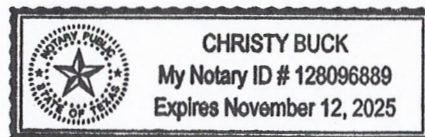
4. To the best of our actual knowledge and belief, since 2.16.17 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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): 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.

Charles Schneider  
**Charles Schneider**  
Maureen Schneider  
**Maureen Schneider**



SWORN AND SUBSCRIBED this 7 day of Oct, 2024

Christy Buck  
Notary Public