

5/8" F.I.R.

DOUGLAS FULKNEY  
VOL. 1328, PG. 466

N 51°44'18" E 218.06'

P.O.B.

N 52°14'34" E 794.99'

1/2" S.I.R.

P.O.C.  
Northwest Corner  
Of Norman Chatfield  
Subdivision

30 P.L. ESMNT  
FLORIDA GAS TRANSMISSION  
VOL. 732 PG. 252

N 25°11'31" W 1026.85'

B.C.C.F.N.  
202044960  
5.389 ACRES

1/2" S.I.R.

S 46°44'58" W

DETAIL  
"A"

SEE DETAIL  
"A"

1/2" S.I.R.

48.4

S 50°47'49" W 218.61'

R=1548.60'

L=218.79'

County Road 435  
(Wick Willow Lane)  
80' R.O.W.

well

85.0

5/8" F.I.R.

SCALE: 1" = 100'

1 Story  
Frame On Stilts  
scale: 1" = 50'

32.0  
32.8  
A  
32.8  
32.0

1 Story  
Frame On Stilts  
Under Construction  
scale: 1" = 50'

32.0  
36.0  
B  
48.0  
31.5  
9.5

B.C.C.F.N.  
203063953  
5.099 ACRES  
RAYMOND  
MEEKS

4.9948 Acres of land.  
called Tract 107.

NOTE: Restrictive covenants recorded  
in Vol. 1153, Page 537, D.R.B.C.

NOTE: Pipeline right-of-way recorded in  
Vol. 210, Page 471, Vol. 571,  
Page 263 & Vol. 732, Page 252, D.R.B.C.

NOTE: Guy easement reserved by H.L.&P. recorded in Vol. 1239, Page 668, D.R.B.C.

NOTE: By graphic plotting only, the subject property does  
appear to lie in the 100 year flood plain according to N.F.I.P. Map No. 485458 0285H 6-5-89 Zone AE

NOTE: Bearings based on plat.

NOTE: This survey is certified for this transaction only, it is not transferrable to additional institutions or subsequent owners.

BUYER'S SIGNATURES  
X *Richardo Robles* X

BUYER  
Richardo Robles

PROPERTY ADDRESS  
6310 County Road 435 or Willowick Lane

LOT **	BLOCK --	SUBDIVISION NORMA CHATFIELD	SECTION
--------	----------	--------------------------------	---------

RECORDATION 2/38 P.R.B.C.	COUNTY Brazoria	SURVEY Francis Moore Survey, A-100
------------------------------	--------------------	---------------------------------------

TEXAS LAND COORDINATORS, INC.  
P.O. BOX 1697 • PEARLAND, TX 77588  
(281) 997-1565 Fax # (281) 485-6321

G.F.# 73006931

DATE 1/31/06

INVOICE # 49644

JOB # 1-234-06

STATE OF TEXAS  
REGISTERED  
STEVEN LEE WRIGHT  
4823  
PROFESSIONAL  
LAND SURVEYOR

I do hereby certify that this survey was this day made on the ground of  
the property legally described hereon (or the attached sheet), and is correct,  
there are no encroachments unless shown, 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.

*Steven Lee Wright*

FR
CW
CB

FIELD NOTES  
Of A Survey Of

The Surface only of 4.9948 acres of land, called Tract 107 of an unrecorded subdivision, out of the Norman Chatfield Subdivision, as recorded in Volume 2, Page 38, Plat Records Brazoria County, Texas, out of the Francis Moore Survey, Abstract 100, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a point described as a fence post located on the Easterly high bank of Chocolate Bayou, said point being the Westerly Northwest corner of the Norman Chatfield Subdivision;

THENCE a called bearing and distance of North 52° 14' 34" East along a fence line, being the common line of the Norman Chatfield Subdivision and the original Masterson Subdivision, a distance of 794.99 feet to a 1/2-inch iron rod set marking the Northwesterly corner of the tract herein described and being the PLACE OF BEGINNING;

THENCE North 51° 44' 18" East a distance of 218.06 feet to a 5/8-inch iron rod found marking the common corner of Tracts 107 and 106;

THENCE South 25° 14' 22" East along the common line of Tract No. 107 and 106, a distance of 1,022.85 feet to a 5/8-inch iron rod found for the Southeast corner of said tract herein described and for the common corner of Tract 107 and 106 and for the point in the curving North right-of-way line of Wickwillow Lane AKA Co. Road 435 (80 feet wide), said curve having a radius of 1548.60 feet;

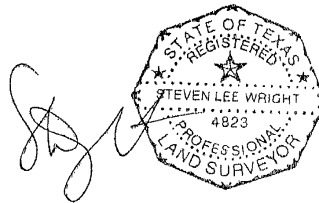
THENCE with said curve to the left whose central angle is 08° 05' 42"; arc length of 218.79 feet (Chord bearing and distance of South 50° 47' 49" West 218.61 feet) to a 1/2-inch iron rod set for the point of tangency of said curve;

THENCE South 46° 44' 58" West coincident with said North right-of-way, a distance of 1.21 feet to a 1/2-inch iron set for the Southwest corner of said tract herein described;

THENCE North 25° 11' 31" West along the common line of Tracts 107 and 108, a distance of 1,026.85 feet to the PLACE OF BEGINNING and containing 4.9948 acres of land, being the same land as described in Volume 1214, Page 267, Deed Records, Brazoria County, Texas.

February 14, 2006

1-234-06



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

Date: May 30, 2019

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

Name of Affiant(s): Susan J Ducker,

Address of Affiant: 6310 County Road 435, Alvin, Tx 77511

Description of Property:

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 \_\_\_\_\_ 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): new bridge on property

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.

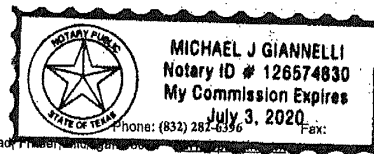
Susan J. Ducker

SWORN AND SUBSCRIBED this 30<sup>th</sup> day of May, 2019  
Michael J. Giannelli  
Notary Public

(TXR-1907) 02-01-2010

KJ Platinum Properties, LLC, 907 S. Friendswood Drive Suite 107 Friendswood TX 77546  
Jennifer Hurst

Produced with zipForm® by zipLogix 10070 Fifteen Mile Road Houston, Texas 77036



Page 1 of 1

6310 County Road