

**LEGEND:**

—x—x—x—	BARB WIRE FENCE	▨	ASPHALT
—o—o—o—	CHAIN LINK FENCE	▩	CONCRETE
—x—x—x—	WROUGHT IRON FENCE	▧	GRAVEL
—x—x—x—	WOOD FENCE	▦	TILE
—x—x—x—	WIRE FENCE	▥	WOOD
—x—x—x—	ELECTRIC LINE	▤	BRICK
DM	3/4" GAS METER	▣	STONE
EM	ELECTRIC METER	▢	RAILROAD TIE
IPF	IRON PIPE FOUND		
IRF	IRON ROD SET WITH "PREMIER" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT (WOOD)		

**NOTES:**  
 BEARINGS ARE BASED ON THE RECORDED PLAT.  
 BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

**LEGAL DESCRIPTION:**  
 BEING LOT 19, BLOCK 9, OF SUNSET MEADOWS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 261, OF THE MAP AND/OR PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	111042TX
BORROWER	OFFERPAD LLC, A DELAWARE LIMITED LIABILITY COMPANY
TITLE CO.	ENDPOINT TITLE OF TEXAS
TECH	GC
FIELD	CS
<b>FLOOD INFORMATION:</b> THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48039C0025 K, DATED DECEMBER 30, 2020.	

DATE: 02/15/22 JOB NO.: 22-01284  
 FIELD: 02/14/22

Registered Professional Land Surveyor

1037 GLENVIEW DRIVE, PEARLAND, TX 77581  
 LOT 19, BLOCK 9, SUNSET MEADOWS

5700 W. Plano Parkway  
 Suite 1200  
 Plano, Texas 75093  
 Phone: 972-512-3501 (TX) 972-512-3502 (FL)  
 www.premiersurveying.com  
 premierorders@premiersurveying.com

DATE: \_\_\_\_\_  
 ACCEPTED BY: \_\_\_\_\_

**Premier**  
 Surveying LLC  
 5700 W. Plano Parkway, Suite 1200  
 Plano, Texas 75093  
 Office: 972-512-3501  
 Fax: 972-964-7081  
 Firm Registration No. 10146200

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**

Date: February 20, 2025 GF No. \_\_\_\_\_

Name of Affiant(s): Chad Pennings, Erika Phung

Address of Affiant: 1037 Glenview Dr, Pearland, TX 77581

Description of Property: SUNSET MEADOWS-NASAWOOD (A0111 PERRY & AUSTIN) (PEARLAND) BLK 9 LOT 19 (REPLAT 90)

County Brazoria, Texas

Date of Survey: \_\_\_\_\_

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

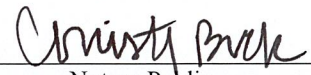
None

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:  Affiant <b>Chad Pennings</b></p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:  Affiant <b>Erika Phung</b></p>
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SWORN AND SUBSCRIBED this 20th day of February, 2025

  
Notary Public  
