

TRI-TECH SURVEYING CO, INC.

5210 SPRUCE STREET

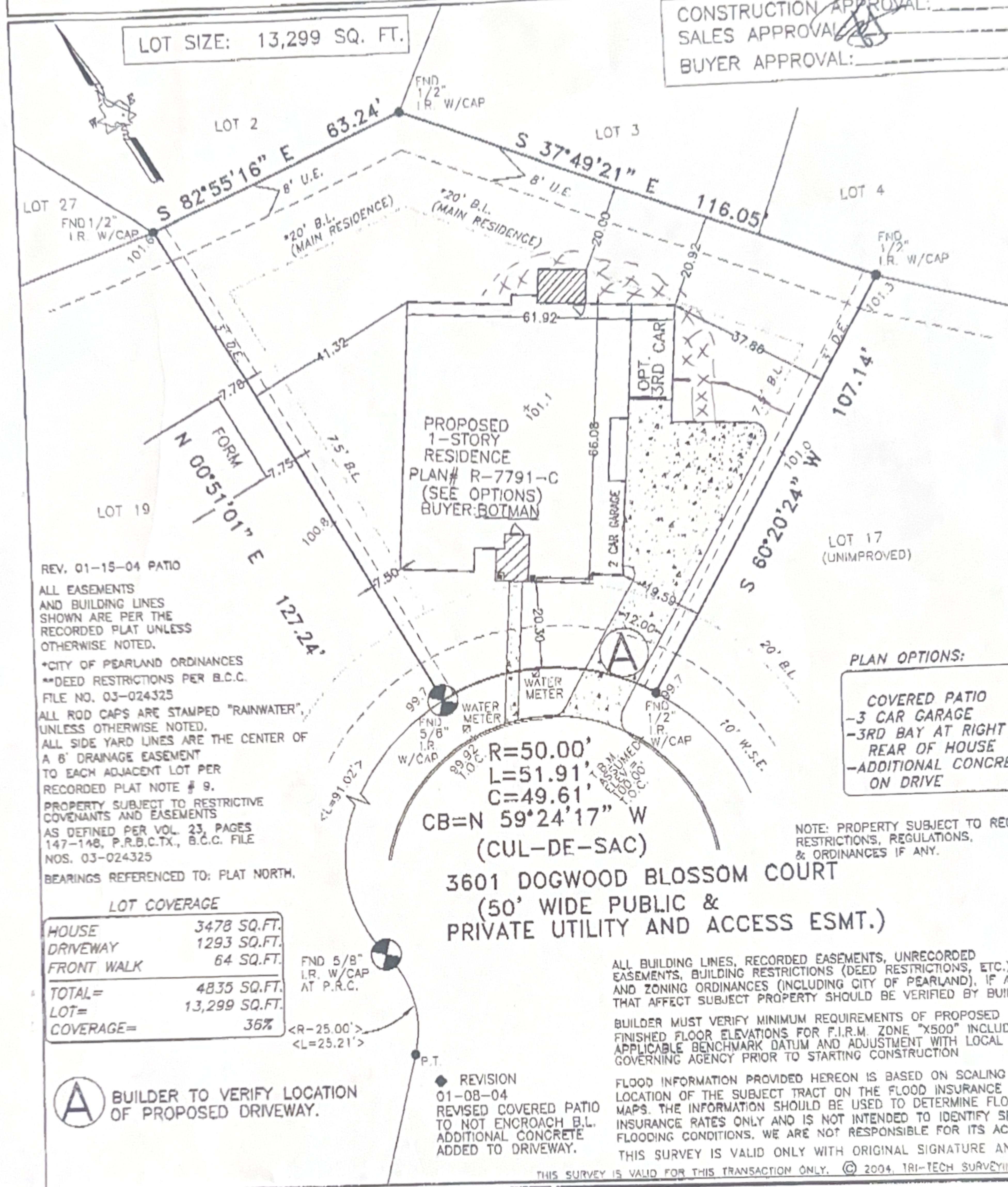
BELLAIRE, TEXAS. 77401

PHONE: (713) 667-0800

349-166

CONSTRUCTION APPROVAL: _____
 SALES APPROVAL: _____
 BUYER APPROVAL: _____

LOT SIZE: 13,299 SQ. FT.



REV. 01-15-04 PATIO

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

*CITY OF PEARLAND ORDINANCES **DEED RESTRICTIONS PER B.C.C. FILE NO. 03-024325

ALL ROD CAPS ARE STAMPED "RAINWATER", UNLESS OTHERWISE NOTED. ALL SIDE YARD LINES ARE THE CENTER OF A 6' DRAINAGE EASEMENT TO EACH ADJACENT LOT PER RECORDED PLAT NOTE # 9.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER VOL. 23, PAGES 147-148, P.R.B.C.TX., B.C.C. FILE NOS. 03-024325

BEARINGS REFERENCED TO: PLAT NORTH.

LOT COVERAGE

| | |
|------------|---------------|
| HOUSE | 3478 SQ.FT. |
| DRIVEWAY | 1293 SQ.FT. |
| FRONT WALK | 64 SQ.FT. |
| TOTAL= | 4835 SQ.FT. |
| LOT= | 13,299 SQ.FT. |
| COVERAGE= | 36% |

FND 5/8" I.R. W/CAP AT P.R.C.

<R=25.00'>
<L=25.21'>

A BUILDER TO VERIFY LOCATION OF PROPOSED DRIVEWAY.

R=50.00'
L=51.91'
C=49.61'
CB=N 59°24'17" W
(CUL-DE-SAC)

3601 DOGWOOD BLOSSOM COURT
(50' WIDE PUBLIC & PRIVATE UTILITY AND ACCESS ESMT.)

PLAN OPTIONS:

- COVERED PATIO
- 3 CAR GARAGE
- 3RD BAY AT RIGHT REAR OF HOUSE
- ADDITIONAL CONCRETE ON DRIVE

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF PEARLAND), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER.

BUILDER MUST VERIFY MINIMUM REQUIREMENTS OF PROPOSED FINISHED FLOOR ELEVATIONS FOR F.I.R.M. ZONE "X500" INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT WITH LOCAL GOVERNING AGENCY PRIOR TO STARTING CONSTRUCTION

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2004, TRI-TECH SURVEYING COMPANY

LEGEND

- CONCRETE
- COVERED
- ASPHALT
- < > CALL
- IRON FENCE
- WOOD FENCE
- REVISION
- CONTROLLING MONUMENT (10-28-03)
- CHAIN LINK FENCE

THIS LOT SURVEY/SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST REPORT AND VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS LOT SURVEY/SITE PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE SURVEYOR HAS NOT MADE AN INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES OR RESTRICTIVE COVENANTS OF RECORD.

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my direction and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below.

LOT SURVEY/SITE PLAN AND PARTIAL TYPED AT

DATE: 12-30-03
 BOOK: 23
 PAGE: 147-148
 PLAT RECORDS
 BRAZORIA COUNTY, TX
 BY: MERITAGE CORPORATION/LEGACY & HAMMONDS HOMES
 TITLE COMPANY: MTH TITLE COMPANY
 N/A
 MERITAGE CORPORATION/LEGACY & HAMMONDS HOMES
 48039C
 0045J
 "X500"
 9-22-99
 L2227-03

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: 07/24/2025 GF No. _____
Declarant: Veronica Boatman
Description of Property: Lot 18, Block 2, The Villages at Marys Creek
County Brazoria, Texas
Date of Survey: 2003

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant 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 the 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):

Brick Pavers at back patio around side of house. (marked with "x").

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and 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 Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

| | |
|--|--|
| <p>My name is <u>Veronica Boatman</u> My date of birth is _____ and my address is <u>3601 Dogwood Blossom Ct</u> <u>Pearland, TX 77581</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Parazoria</u> County, State of <u>Texas</u>, on the <u>24th</u> day of <u>July</u>, <u>2025</u></p> <p>Signed: _____ <u>Veronica L. Boatman</u> Declarant</p> | <p>My name is _____ My date of birth is _____ and my address is _____</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____</p> <p>Signed: _____ _____ Declarant</p> |
|--|--|