

- LEGEND**
- A/C = AIR CONDITIONER
 - B/F = BRICK FRAME
 - B.L. = BUILDING SETBACK LINE
 - DRBCT = DEED RECORDS BRAZORIA COUNTY TEXAS
 - GA = GUY ANCHOR
 - IPF = IRON PIPE FOUND
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - OPRBC = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
 - ORBCT = OFFICIAL RECORDS BRAZORIA COUNTY TEXAS
 - P.O.B. = PLACE OF BEGINNING
 - PP = POWER POLE
 - P/P = POOL PUMPS
 - R.O.W. = RIGHT-OF-WAY
 - SP = SERVICE POLE
 - WW = WATER WELL

FIELD NOTE DESCRIPTION OF A 0.4591 ACRE TRACT OF LAND OUT OF LOT 24 OF THE W. ZYCHLINSKI SUBDIVISION OF SECTION 4, H.T.& B. R.R. COMPANY SURVEY, ABSTRACT 543, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 43 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set with a cap stamped "True Meridian" on the West line of Lot 24, which bears S 00°36'16" E a distance of 381.23 feet from the Northwest corner of said Lot 24;

THENCE N 89°23'44" E a distance of 200.00 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" for corner;

THENCE S 00°36'16" E a distance of 100.00 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" for corner;

THENCE S 89°23'44" W a distance of 200.00 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" for corner;

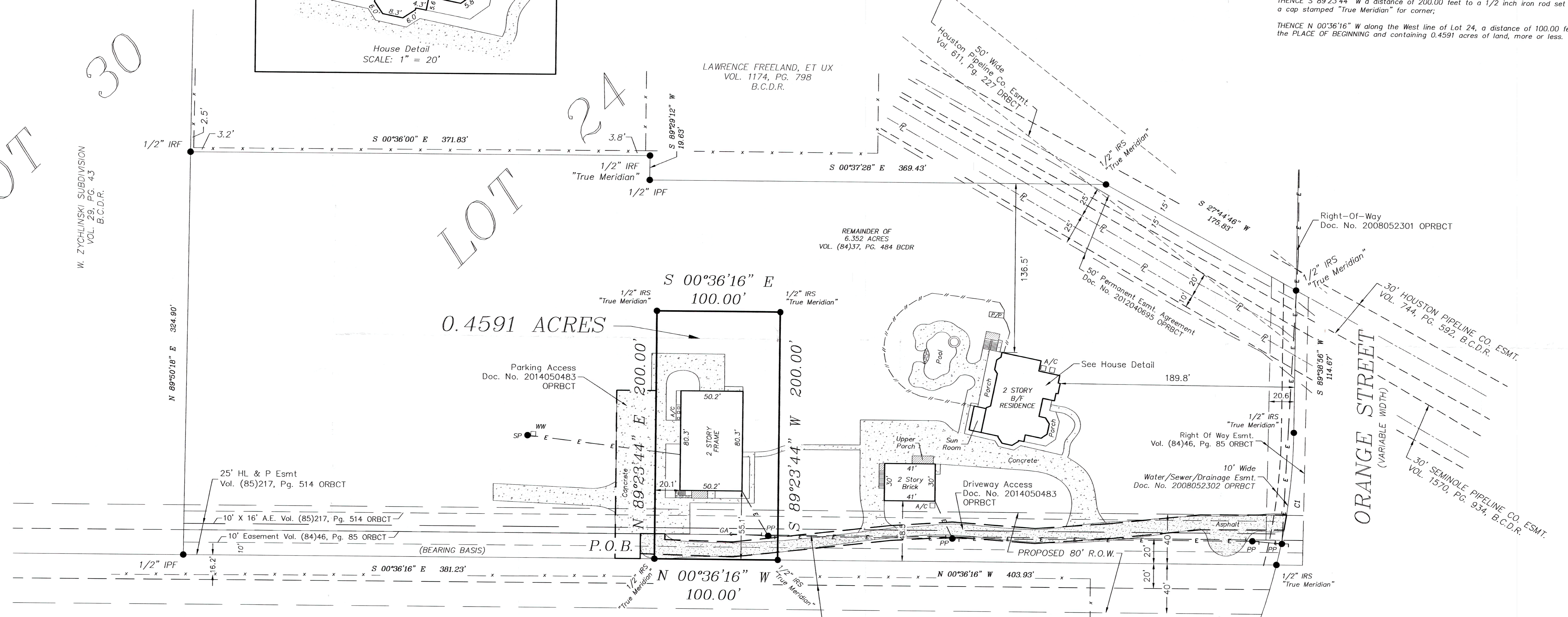
THENCE N 00°36'16" W along the West line of Lot 24, a distance of 100.00 feet to the PLACE OF BEGINNING and containing 0.4591 acres of land, more or less.

LOT 30

W. ZYCHLINSKI SUBDIVISION
VOL. 29, PG. 43
B.C.D.R.

LOT 24

LAWRENCE FREELAND, ET UX
VOL. 1174, PG. 798
B.C.D.R.



CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	CHORD
C1	470.00'	108.20'	131°11'25"	N 83°45'21" W-107.96'

TO: HOMETOWN BANK, N.A. and INDEPENDENCE TITLE, 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.



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

Date: *10/31/14*



PURCHASER: 2015 Woody Road, LLC
Independence Title
GF No. 1425833-LPHF

STANDARD LAND SURVEY
OF
0.4591 ACRES
OUT OF
LOT 24, OF THE W. ZYCHLINSKI SUBDIVISION
OF SECTION 4, H.T.&B. RR COMPANY SURVEY
ABSTRACT NO. 543, VOLUME 29, PAGE 43, D.R.B.C.T.
IN
BRAZORIA COUNTY, TEXAS

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 480077 0035 I, MAP REVISED SEPT. 22, 1999, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE X.

NOT FOR CONSTRUCTION
SCALE: 1" = 40'
DATE SURVEYED: OCT. 31, 2014
JOB NO. 08-1517B

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

Date: February 6th, 2023 GF No. _____

Name of Affiant(s): Todd A Standorf, Wendy K Standorf

Address of Affiant: 2015 Woody
5205 W Orange St, Pearland, TX 77581-3213 (shop)

Description of Property: A0543 H T & B R R (PEARLAND) TRACT 24B ACRES 5.8412 .4591 acres
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.

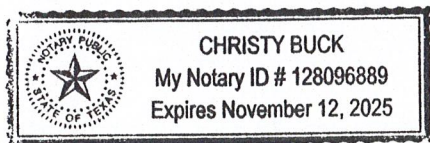
4. To the best of our actual knowledge and belief, since _____ there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction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

Todd A Standorf
Wendy K Standorf
Todd A Standorf
Wendy K Standorf



SWORN AND SUBSCRIBED this 6th day of February, 2023

Christy Buck
Notary Public
Christy Buck
(TXR-1907) 02-01-2010