

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

Date: \_\_\_\_\_

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

Name of Affiant(s): Randy E. Cecil, Neva A. Cecil

Address of Affiant: 4208 Clearview, Sachse, TX 75048

Description of Property: ABST 121 HALL & JONES SURS 1/2 OF LOT 6 (6-1) BAY HARBOR UNRECORDED SURV  
County Galveston, 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 roof, plywood decking repairs and composition shingles 2 years ago as damaged by hail.

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.

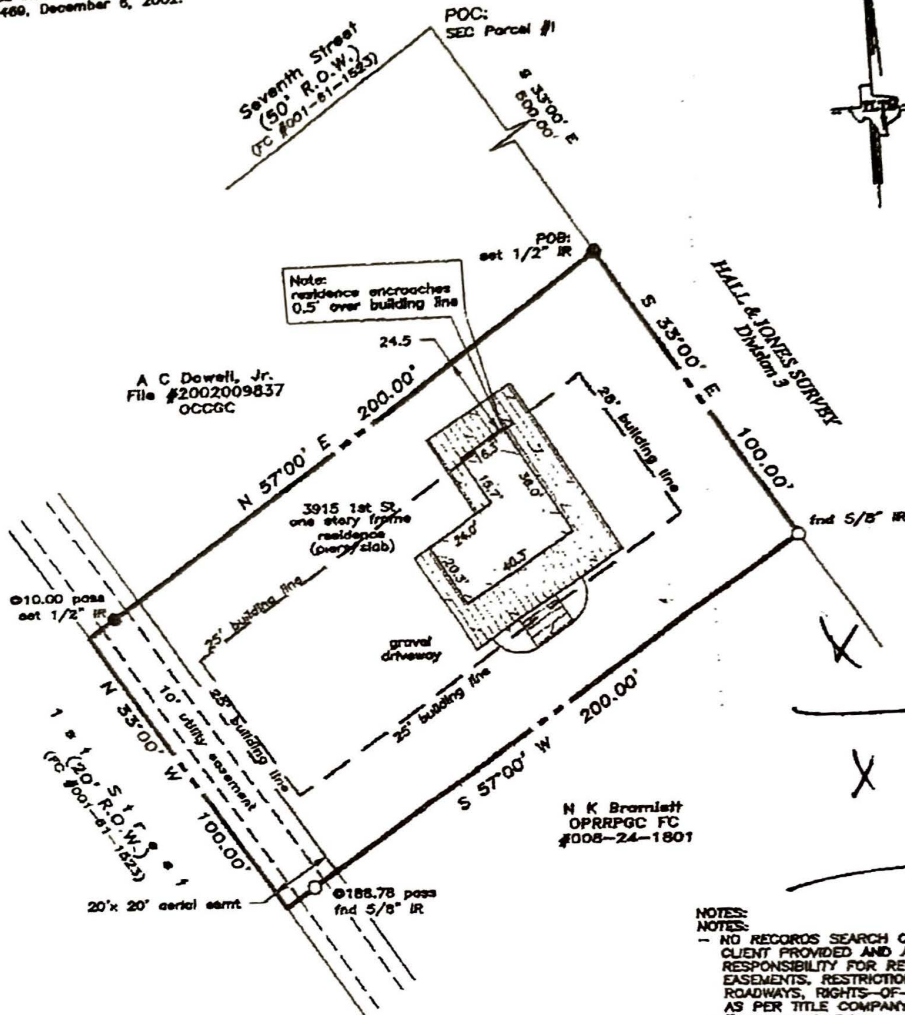
Randy E. Cecil  
Randy E. Cecil  
Neva A. Cecil  
Neva A. Cecil

SWORN AND SUBSCRIBED this 10th day of July 2018  
Adrian Guzman  
Notary Public  
State of Texas



(TAR-1907) 02-01-2010

This property is within the 100-Year Special Flood Hazard Area & is designated to be w/in Flood Zone AE, located on Panel 0054-E, Community #485480, December 6, 2002.



A C Dowell, Jr.  
 File #2002009837  
 OCCGC

N K Bromlett  
 OPRRPGC FC  
 #008-24-1801

- NOTES:  
 NOTES:  
 - NO RECORDS SEARCH CONTRACTED. CLIENT PROVIDED AND ACCEPTS RESPONSIBILITY FOR RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, ETC. AS PER TITLE COMPANY ONLY  
 - True ground distances shown  
 - Bearings assumed on ROW 1st St  
 - Vol 1107, Pg 218, OCCGC  
 - 10' utility easement along front  
 - 20' x 20' AE center on UE  
 - Vol 1327, Pg 504, OCCGC  
 - 25' building line (all lines)  
 - Easmts as per Vol 1331, Pg 41 & Vol 3159, Pg 721 OCCGC not specifically located

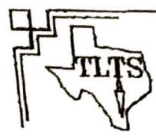
*Mary Booker*  
 Scale 1" = 40'  
 20 Feet 0 20 40

LAND TITLE SURVEY OF A TRACT OF LAND being the South 1/2 of Lot 6, BAY HARBOR, an unrecorded subdivision in Galveston County, Texas and being further described in the Field Notes attached.

Subject property: 3915 1st Street Galveston County, Texas  
 To Mary Booker, PrimeLending and Chicago Title Co., GF #CTH10501194KJC;  
 I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.



*Laurence C. Wall*  
 Laurence C. Wall  
 RPLS #4814  
 July 27, 2010



TLTS, Inc.  
 TEXAS LAND TITLE SURVEYORS  
 1601 Moody Avenue  
 Galveston, Texas 77550  
 (409) 765-8883





ZONE VE  
(EL. 17)

City of Galveston  
485469

ZONE VE  
(EL. 16)

ZONE AE  
(EL. 15)

ZONE  
(EL. 14)

ZONE VE  
(EL. 16)

AW0839

**FLOODSCAPE**

Flood Hazards M

Map Number  
4854690064E

Effective Date  
December 6, 2002

