

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

Date: February 11, 2019

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

Name of Affiant(s): Chad Zeringe,

Address of Affiant: 13530 4th St, Santa Fe, TX 77510-8967

Description of Property: \_\_\_\_\_  
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 9/5/2012 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.

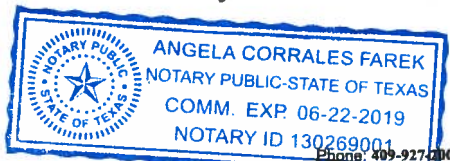
EXCEPT for the following (If None, Insert "None" Below:) NONE

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.

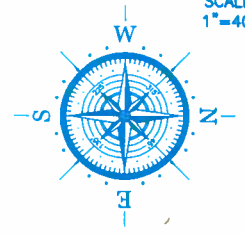
  
Chad Zeringe

SWORN AND SUBSCRIBED this 11 day of February, 2019  
Angela Corrales Farek  
Notary Public

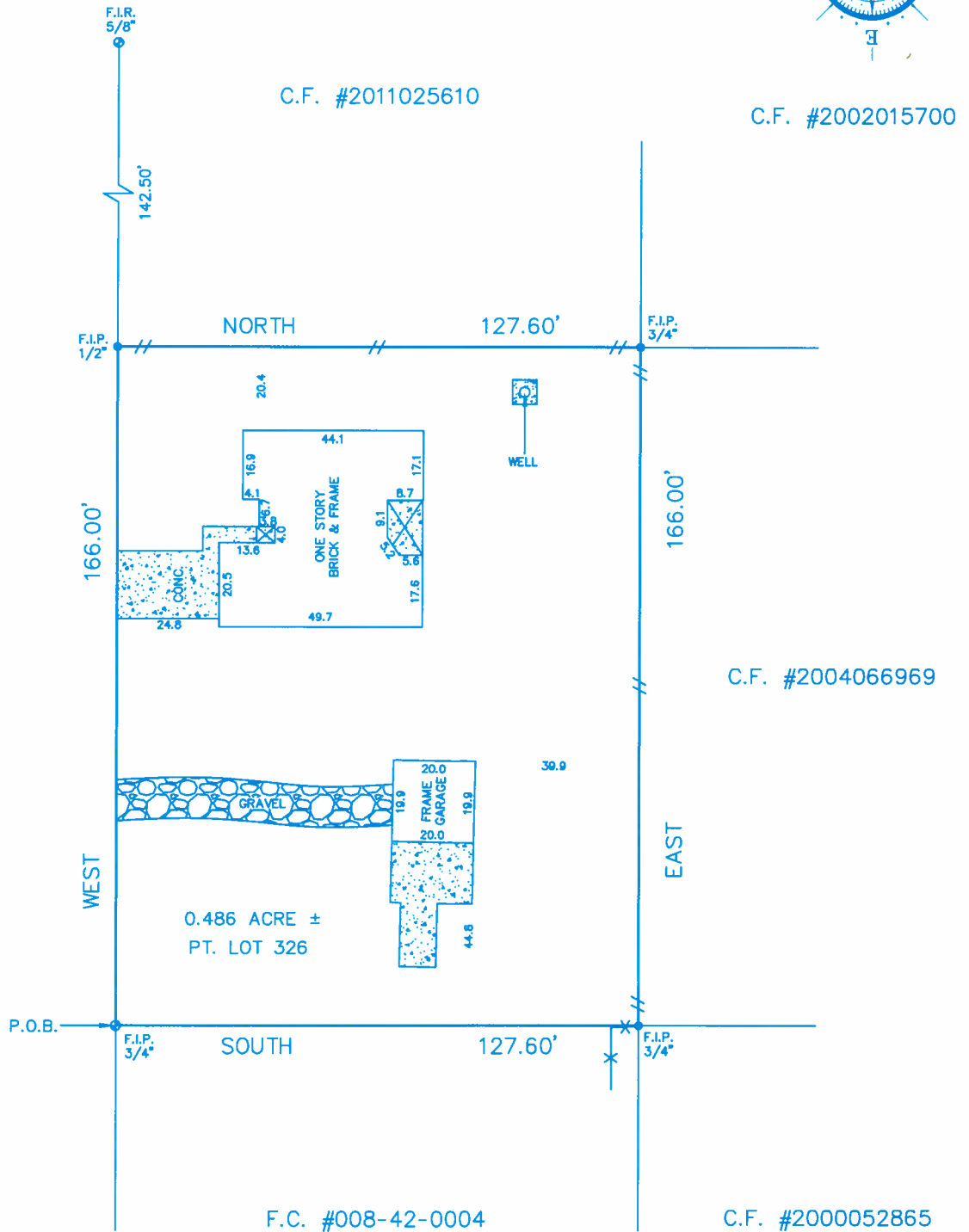


(TAR-1907) 02-01-2010

SCALE  
1"=40'



13530 4th STREET  
(60' R.O.W.)



LEGEND

- ⊕ CONTROL MONUMENT
- //— WOOD FENCE
- X— CHAIN LINK FENCE

LEGAL DESCRIPTION

A TRACT OF LAND OUT OF LOT 326, OF THAMAN'S SECOND SUBDIVISION, OUT OF THE WEST ONE-HALF OF THE MARY AUSTIN LEAGUE, IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE PLAT OF THAMAN'S SECOND SUBDIVISION OF RECORDED IN VOLUME 231, PAGE 413, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ATTACHED.

NOTES:

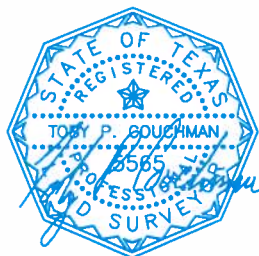
- BEARING BASIS: DEED
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- THIS PROPERTY DOES LIE IN A F.I.A. DESIGNATED FLOOD ZONE PER MAP NO. 485470 01500 11-16-90 ZONE A1
- FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- PAGE 1 OF 2

CLIENT

CHAD MICHAEL ZERINGUE

ADDRESS

13530 4th STREET



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND 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.

JOB # 1208307

DATE 9-5-12

GF# 3013500-1

PRO-SURV

P.O. BOX 1366, FRIENDSWOOD, TX 77549  
PHONE- 281-996-1113 FAX - 281-996-0112  
EMAIL: orders@prosurv.net

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

© 2012 PRO-SURV - ALL RIGHTS RESERVED

FIELD NOTES  
OF A SURVEY OF

A tract of land out of Lot 326, of Thaman's Second Subdivision, out of the West ½ of the Mary Austin League, in Galveston County, Texas, according to the plat of Thaman's Second Subdivision of record in Volume 231, Page 413, in the Office of the County Clerk of Galveston County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a ¾ inch iron pipe found on the North right-of-way line of 4<sup>th</sup> Street (60' R.O.W.), said pipe being the Southeast corner of the herein described tract and being North 30.00 feet and West 636.50 feet from the Southeast corner of Lot 326;

THENCE West, along the North line of said 4<sup>th</sup> Street, parallel with the South line of Lot 326, a distance of 166.00 feet to a ½ inch iron pipe found marking the Southwest corner of the herein described tract;

THENCE North, parallel with the West line of Lot 326, a distance of 127.60 feet to a ¾ inch iron pipe found marking the Northwest corner of the herein described tract;

THENCE East, parallel with the South line of Lot 326, a distance of 166.00 feet to a ¾ inch iron pipe found marking the Northeast corner of the herein described tract;

THENCE South, parallel with the West line of Lot 326, a distance of 127.60 feet to the POINT OF BEGINNING and containing 0.486 acre of land, more or less.

