

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

Date: June 24, 2019 GF No. \_\_\_\_\_  
Name of Affiant(s): Michael and Sharon Patton  
Address of Affiant: 17728 Auction Barn Road, Algoa, TX 77511  
Description of Property: \_\_\_\_\_ 17728 Auction Barn Road, Algoa, TX 77511  
County Galveston, Texas

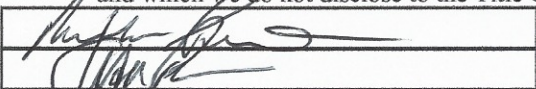
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

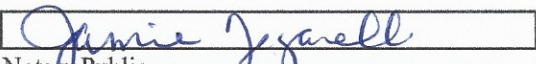
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 4/22/11 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.

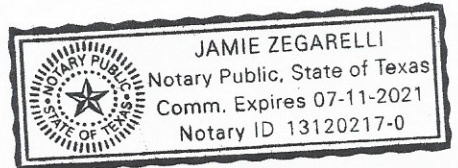
EXCEPT for the following (If None, Insert "None" Below): NONE

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.

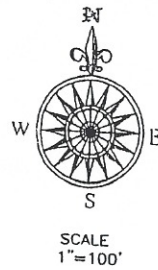


SWORN AND SUBSCRIBED this 24th day of June, 2019.

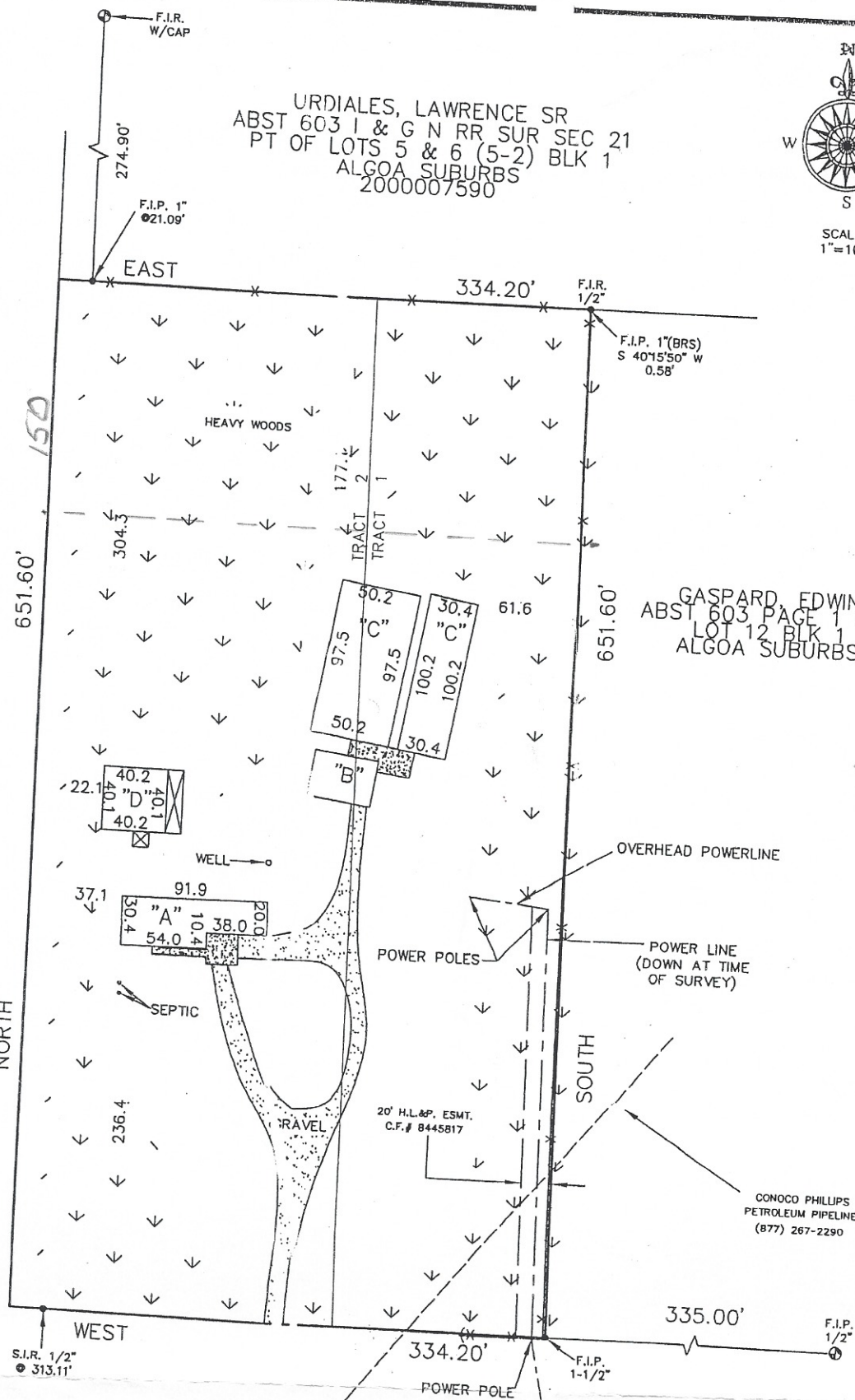
  
Notary Public  
(TXR 1907) 02-01-2010



- LEGEND**
- X- = WIRE FENCE
  - B.L. = BUILDING LINE
  - U.E. = UTILITY EASEMENT
  - ⊙ = CONTROL MONUMENT
  - A = 1 STORY BRICK & FRAME
  - B = 30.0'x40.3' FRAME GARAGE
  - C = DILAPIDATED GREENHOUSE
  - D = METAL BLDG ON SLAB
  - [Stippled Box] = CONCRETE



URDIALES, LAWRENCE SR  
 ABST 603 I & G N RR SUR SEC 21  
 PT OF LOTS 5 & 6 (5-2) BLK 1  
 ALGOA SUBURBS  
 2000007590



*1.15 Acres*

SINGLETARY STREET  
 (R.O.W. VARIES)

*3.848*

GASPARD, EDWIN  
 ABST 603 PAGE 1 & 2  
 LOT 12 BLK 1  
 ALGOA SUBURBS

17728 AUCTION BARN ROAD  
 (40' R.O.W.)

**NOTES:**  
 - BEARING BASIS: PLAT  
 - 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 NOT LIE IN A F.I.A. DESIGNATED FLOOD ZONE PER MAP NO. 485470 145 C 5-2-83 ZONE X  
 - FLOOD INFORMATION IS BASED ON GRAPHIC LOTTING ONLY, DUE TO INHERENT INACCURACIES IN FEMA MAPS, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.  
 - A PIPELINE EASEMENT GRANTED TO PHILLIP PETROLEUM COMPANY, V-879/P-97 AND 881/P-139, D.R.G.C., TRANSFERRED TO NINGSULA PIPE LINE COMPANY, V-1477/P-310, I.G.C.  
 - A 20' EASEMENT GRANTED TO H.L.&P., F.C. 3-37-0327 & C.F. 8445817, R.P.R.G.C.

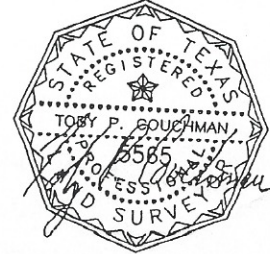
CLIENT MICHAEL DAVID PATTON SHARON LEE PATTON ADDRESS 17728 AUCTION BARN ROAD

BOUNDARY SURVEY OF TRACT 1: THE EAST 133.66 FEET SUBURBS, AN ADDITION IN GALVESTON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN/UNDER MAP VOLUME 238, PAGE 1, 4-A, PAGE 12, LATER TRANSFERRED TO PLAT RECORD 1, MAP NUMBER 1, GALVESTON COUNTY, TEXAS.  
 TRACT 2: THE WEST 200.52 FEET SUBURBS, AN ADDITION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER MAP VOLUME 238, PAGE 1, 4-A, PAGE 12, LATER TRANSFERRED TO PLAT RECORD 1, MAP NUMBER 1, GALVESTON COUNTY, TEXAS.

JOB # 1104184  
 DATE 4-22-11

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

GF# 1116730646  
**PRO-SURV**  
 P.O. BOX 1366, FRIENDSWOOD, TX 77549  
 PHONE- 281-996-1113 FAX - 281-996-0112  
 EMAIL: pro-surv@sbcglobal.net



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*ORDERS@PROSURV.NET*