

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

Date: May 8, 2020

GF No. _____

Name of Affiant(s): Kyle Baccinelli, Joann Baccinelli

Address of Affiant: 13808 Carolyn St, Santa Fe, TX 77517-3716

Description of Property: ABST 1 PAGE 6 PT OF LOTS 315 & 316 (315-9) THAMANS 2ND SUB

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 Nov 16, 1990 April 18, 1996 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): The sunroom, garage + driveway

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.

Kyle Baccinelli
Kyle Baccinelli

Joann Baccinelli
Joann Baccinelli

SWORN AND SUBSCRIBED this 8 day of May, 2020

Notary Public



(TXR-1907) 02-01-2010

REMAX 1st Choice, 13109 Hwy 6 Santa Fe TX 77510
Monica Rojas

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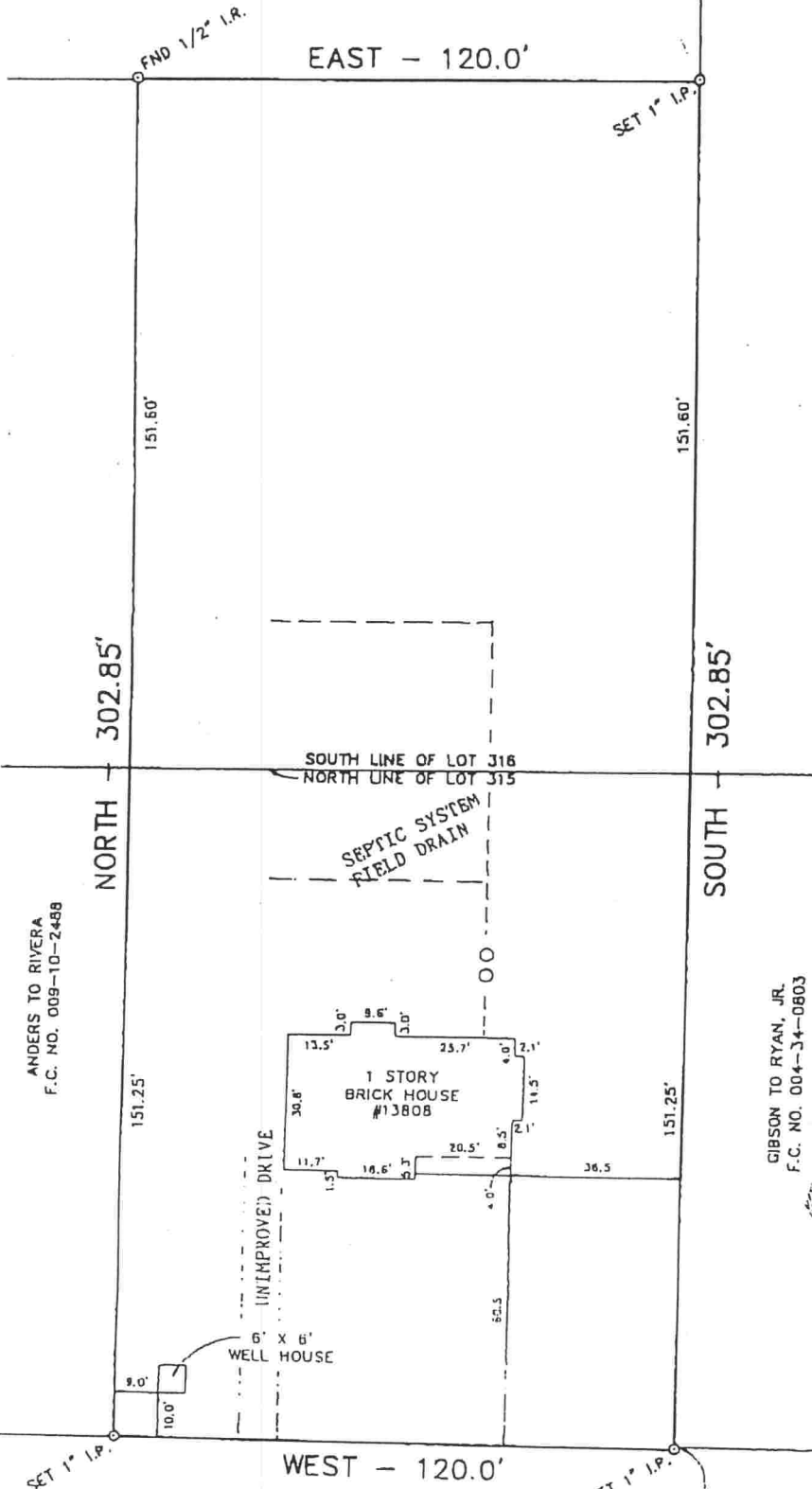
Page 1 of 1
13808 Carolyn St,



GIBSON TO BEARD
F.C. NO. 009-04-2434

April 18, 1996
Scale: 1" = 30'

Survey of all that certain tract or parcel of land being out of Lots 315 and 316 of THAMAN'S SECOND SUBDIVISION, a Subdivision out of the MARY AUSTIN LEAGUE, Galveston County, Texas, according to the map or plat thereof recorded in Volume 231, Page 413, in the Office of the County Clerk of Galveston County, Texas, and being that same tract or parcel of land conveyed to Kyle Baccinelli and wife, Joann Baccinelli by instrument of record in Film Code 010-03-2028, Galveston County Deed Records, said tract being more particularly described by metes and bounds as follows:
COMMENCING at the Northeast corner of said Lot 316, said point being at the centerline of Fourth Street, a 60 foot right-of-way, as occupied;
THENCE WEST, along said centerline and with the North line of said Lot 316, a distance of 560.0 feet;
THENCE SOUTH, at 30.0 feet pass the South line of said Fourth Street, and continuing parallel with the East line of Lot 316, for a total distance of 330.0 feet (called 300.0) to a 1 inch iron pipe set for corner and being the **POINT OF BEGINNING** of the herein described tract;
THENCE SOUTH, continuing parallel with the East line of said Lot 316, at 151.60 feet pass the South line of Lot 316, the same being the North line of Lot 315, and continuing for a total distance of 302.85 feet to a 1 inch iron pipe set for corner and being in the North line of Carolyn Road, a public roadway as described in Film Code 004-65-1711, Galveston County Deed Records;
THENCE WEST, along and with said North line, a distance of 120.0 feet to a 1 inch iron pipe set for corner;
THENCE NORTH, parallel with the East line of said Lots 315 and 316, at 151.25 feet pass the North line of Lot 315, and continuing for a total distance of 302.85 feet to a 1/2 inch iron rod found for corner;
THENCE EAST, parallel with the North line of said Lot 316, a distance of 120.0 feet to the **POINT OF BEGINNING** and containing 0.83 acres of land (called approximately 1 acre), more or less.



I hereby certify that on the above date the herein described tract of land together with improvements located thereon was surveyed under my direction and that this map, together with dimensions as shown, accurately represents the facts as found on the ground this date. There are no apparent encroachments unless as shown hereon.

GIBSON TO RYAN, JR.
F.C. NO. 004-34-0803



DALE L. HARDY & Associates

Dale L. Hardy

Dale L. Hardy
Registered Professional
Land Surveyor 4847
P.O. Box 246
League City, Texas 77574

Note: This property does not lie within the 100 Year Flood Plain as determined by the Federal Emergency Management Agency and as shown on FIRM 485470, 0150 D, Zone C, dated November 16, 1990.

0.85' OFFSET IN R.O.W. PER RECORD DESCRIPTION

CAROLYN ROAD

GIBSON TO COUNTY OF GALVESTON
F.C. NO. 004-63-1897
CORRECTED F.C. NO. 004-65-1711

Kyle Baccinelli 11/7/02
Joann Baccinelli 11/7/02