

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

Date: 06/01/2020 GF No. _____
Name of Affiant(s): JASON RYAN BROWN
Address of Affiant: 2914 16TH AVE N, TEXAS CITY, TX 77590
Description of Property: ABST 142 PAGE 3 LOT 32 WESTHAVEN
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.") JASON RYAN BROWN - YES
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 2/28/2007 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:)

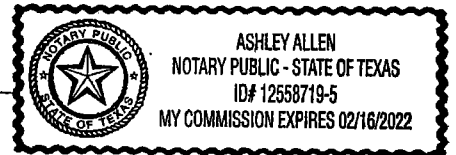
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

x Jason Ryan Brown

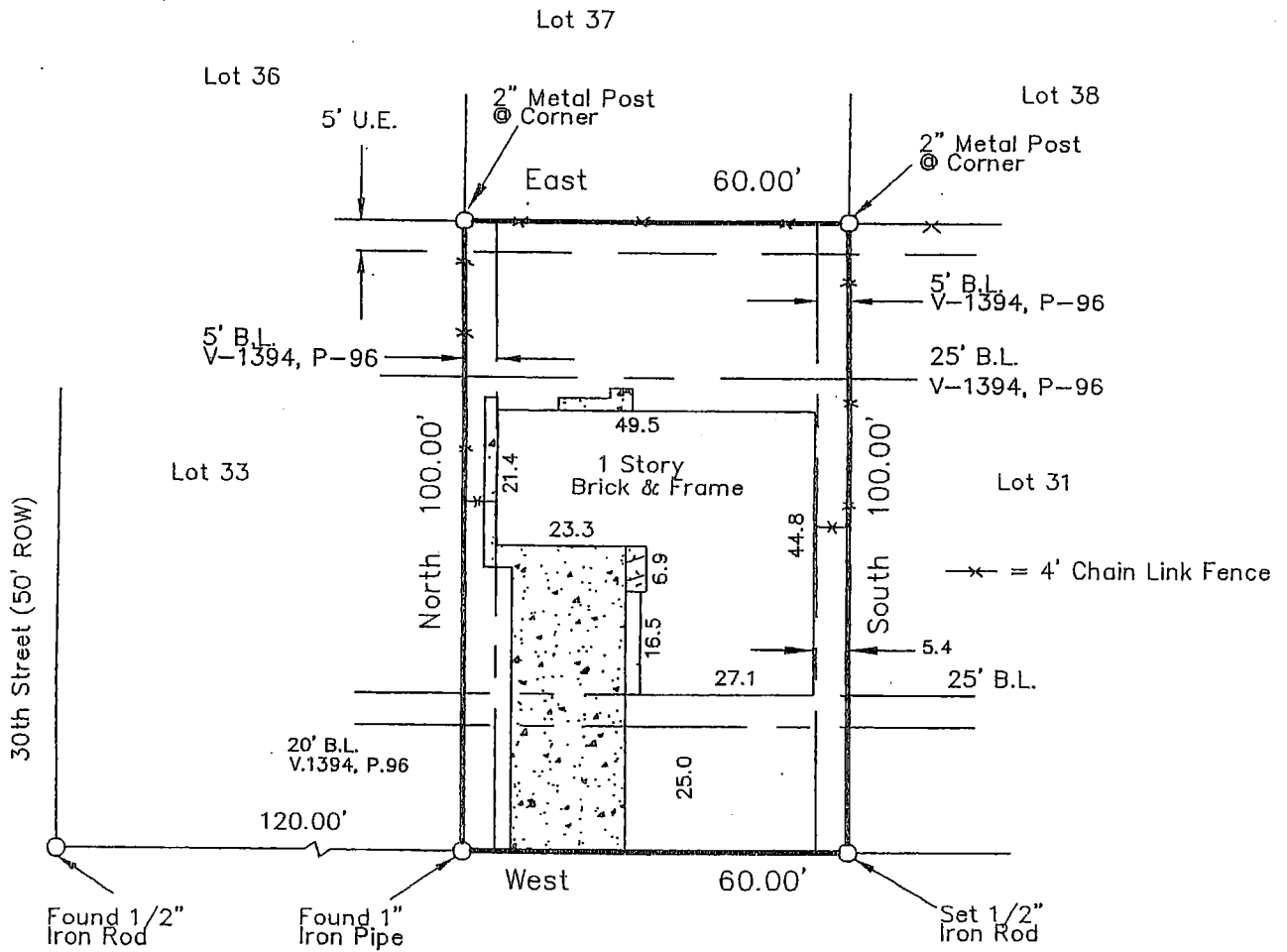
SWORN AND SUBSCRIBED this 6 day of June, 2020

Ashley Allen
Notary Public

(TXR 1907) 02-01-2010



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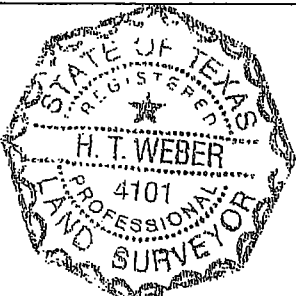
(2914) 16th Avenue North
(50' ROW)

NOTE: Restrictive Covenants as recorded in V-254-A, P-84, V-1394, P-96

BUYER	PROPERTY ADDRESS
Jon M. Pinson	2914 16th Avenue North

DESCRIBED PROPERTY

Lot 32, of WESTHAVEN, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 254A, Page 84, and transferred to Plat Record 9, Map Number 80, of the Map Records of Galveston County, Texas.



I do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), is correct, 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.

H. T. Weber

SUBJECT PROPERTY DOES NOT LIE IN A F.I.A. DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO:
485514 0030 C 5-2-83 Zone X

INVOICE#	31905	JOB#	5-658-06
G.F.#	113426-C	DATE	5-25-06

NOTES

- ALL BEARINGS ARE PER PLAT, DEED, OR AS ASSUMED
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS.
- FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE CANNOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY.

OFFICE		Survey 1, Inc.
DRAFTING	DRD	
FINAL CHECK		

P.O. BOX 2543 • ALVIN, TX 77512
(281)393-1382 • Fax(281)393-1383