

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

Date: August 19 2020 GF No. \_\_\_\_\_  
Name of Affiant(s): Bland Smith; Mary Vinnedge  
Address of Affiant: 3651 Foremast Dr, Galveston, TX 77554  
Description of Property: Lot 50, Block 10, Pirates Cove #6  
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.

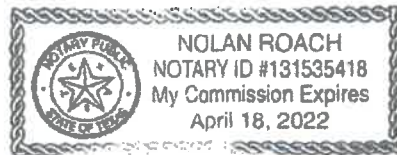
4. To the best of our actual knowledge and belief, since May 19 2004 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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, EXCEPT ADDED BACK FENCE

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.

\* Bland L. Ince  
\* Mary Vinnedge

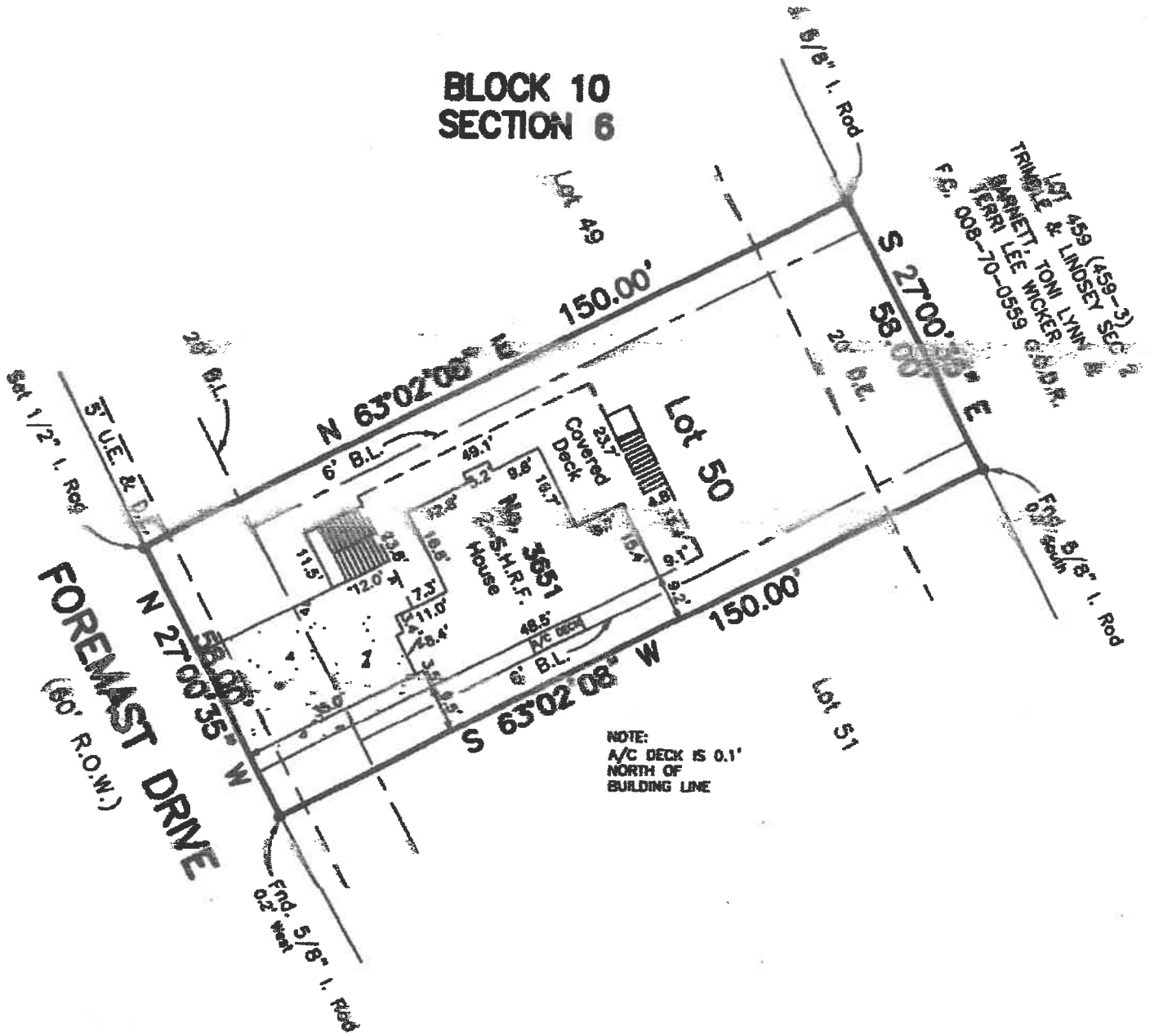


SWORN AND SUBSCRIBED this 19 day of August 2020

Notary Public [Signature]

(TXR-1907) 02-01-2010

**BLOCK 10  
SECTION 6**



NOTE:  
A/C DECK IS 0.1'  
NORTH OF  
BUILDING LINE

Bearings based on  
Monumentation of  
East R.O.W. line of  
Foremast Drive

May 19, 2006

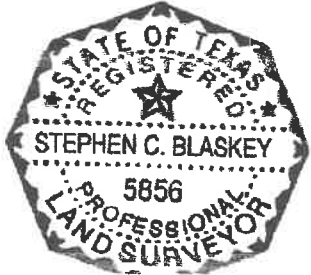
SCALE 1" = 30'

Survey of Lot 50, in Block 10, of **PIRATES COVE, SECTION 6**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 574, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the above date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

COASTAL SURVEYING OF TEXAS

*Stephen C. Blaskey*  
Stephen C. Blaskey  
Registered Professional  
Land Surveyor 5856



Surveyed without benefit  
of a title report.