

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

Date: October 9, 2020

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

Name of Affiant(s): Bryan Maedgen,

Address of Affiant: 122 Tamana Drive, Tiki Island , Tx 77554

Description of Property: Residential Lot

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 TX, 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 8, 1995 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.

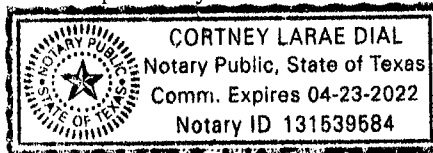
EXCEPT for the following (If None, Insert "None" Below:) none

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.

*Bryan Maedgen* 10/09/2020 12:00 PM CDT

Bryan Maedgen

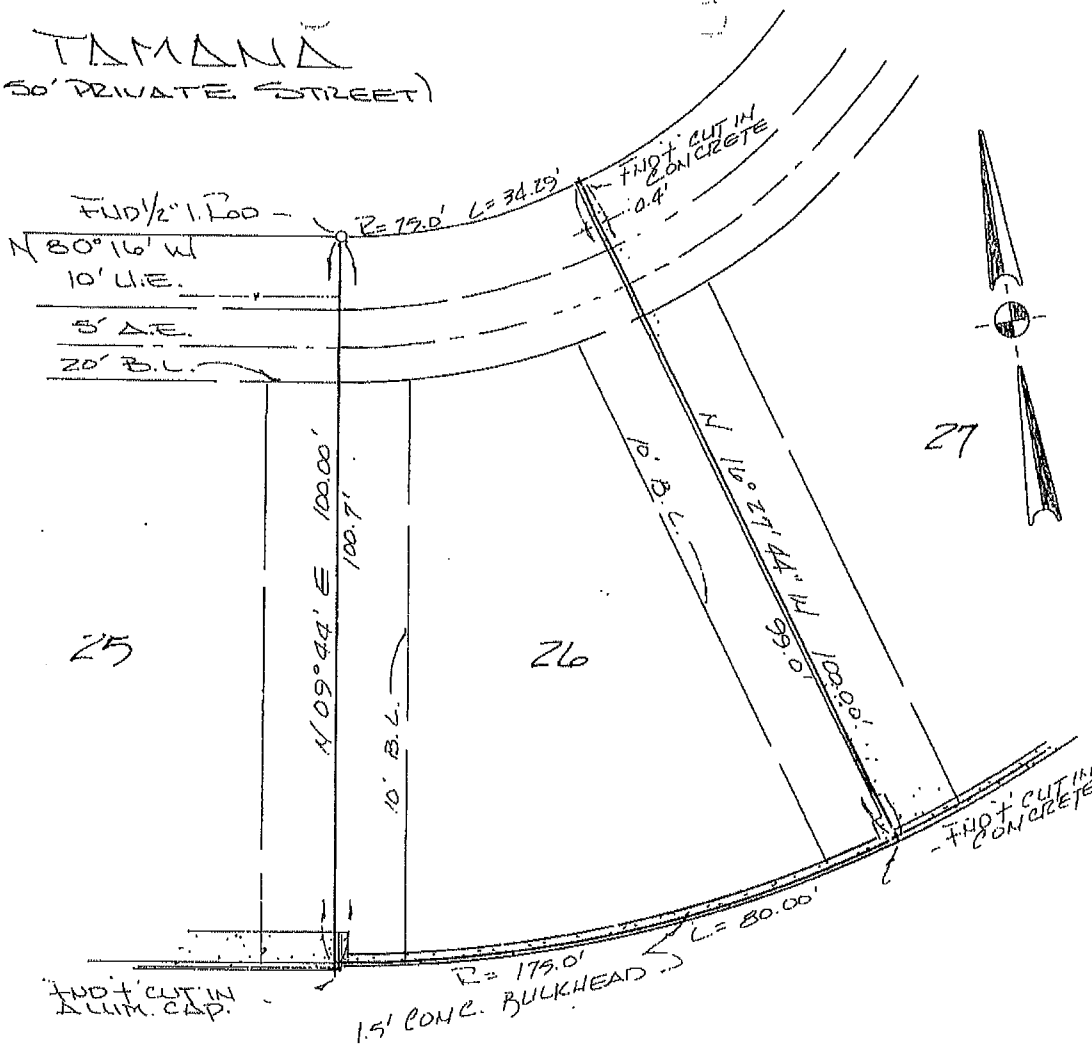


SWORN AND SUBSCRIBED this 9 day of OCTOBER, 2020

Notary Public  
**Cortney Dial**

(TXR-1907) 02-01-2010

TAMMUNA  
(50' PRIVATE STREET)



WEST GALVESTON BAY

May 8, 1995

Scale: 1" = 20'

Survey of THE SURFACE ONLY of Lot 26, of TIKI ISLAND, SECTION 3, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 96, in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the above date the above described Lot 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.



DALE L. HARDY & Associates

*Dale L. Hardy*

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

Borrower: Bryan J. Nardgen

Note: \*This property does lie within the 100 Year Flood Plain as determined by the Federal Emergency Management Agency and as shown on FIRM 481585, 0001 D, Zone V-20, Base Flood Elevation 16', dated November 1, 1995.  
\*Preparation of this survey based on Stewart Title Commitment #95204984, dated April 6, 1995.