

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

Date: 12/21/2020

GF No. _____

Name of Affiant(s): James Edgington + Jennifer Edgington

Address of Affiant: 1602 17th Ave N. Texas City, TX 77590

Description of Property: Two story brick + wood home

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 6/22/2018 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.

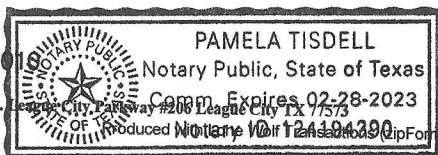
EXCEPT for the following (If None, Insert "None" Below): None

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.

James V. Edgington Jr.
Jennifer Edgington
SWORN AND SUBSCRIBED this 28th day of December, 2020
Pamela Tisdell
Notary Public

(TXR-1907) 02-01-2019



RE/MAX Space Center, 2220 E. League City Parkway #200 League City TX 77573
Tammi Freund

Phone: 281.686.4109 Fax: 281.596.7260
Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

ALLEY

(20' R.O.W.)

ALLEY

(20' R.O.W.)



SCALE: 1" = 20'

LOT 10
BLOCK 15

LOT 11
BLOCK 15

SOUTH

131.67'

25' BUILDING LINE

FND. 1/2" IR.

FND. 1/2" IR.

75.00'

WEST

75.00'



LOT 12
BLOCK 15

CONCRETE

TWO STORY
BRICK, FRAME &
WOOD

CONCRETE
COVER

CONCRETE
DRIVEWAY

EAST

75.00'

17TH AVENUE NORTH

(60' R.O.W.)

FND. 1/2" IR.
CORNER BLOCK

NORTH

131.67'

DRAINAGE EASEMENT

16TH STREET
(60' R.O.W.)

FND. 1/2" IR.

100.00'

ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.



First American Title

JOB NO. C18-0845
OF No.: 2324010-12232
Title Co.: First American Title
OWNER: KWANG H WOODBRIDGE
ADDRESS: 1802 17TH AVENUE NORTH
TEXAS CITY, TEXAS 77990

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE B
MAP No. 485814
PANEL: 0035 C DATED: 05/02/1983

This information is based on graphics plotting only. We do not assume responsibility for exact determination.

SURVEY OF
LOT 12, BLOCK 15, WESTVIEW SECTION 3, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 81, DEED RECORDS, LATER TRANSFERRED TO VOLUME 9, PAGE 75, MAP AND/OR PLAT RECORDS, GALVESTON COUNTY, TEXAS.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 22ND DAY OF JUNE, 2018. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR SURVEY TRANSACTIONS.

Leo S. Bond

LEO STENGEL BOND RPLS 5793
125 LOST PINE DRIVE BASTROP TEXAS 78602



1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
2. PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HERE ON.
3. THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE REPORT.
4. A 25 FOOT BUILDING SETBACK LINE ALONG THE SOUTHERLY PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION.
5. A 10 FOOT BUILDING SETBACK LINE ALONG THE EASTERLY PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION.

BEARINGS BASED ON RECORDED PLAT.

LEGEND	NOTES	REMARKS
1. LOT 12, BLOCK 15, WESTVIEW SECTION 3, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 81, DEED RECORDS, LATER TRANSFERRED TO VOLUME 9, PAGE 75, MAP AND/OR PLAT RECORDS, GALVESTON COUNTY, TEXAS.	2. LOT 10, BLOCK 15, WESTVIEW SECTION 3, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 81, DEED RECORDS, LATER TRANSFERRED TO VOLUME 9, PAGE 75, MAP AND/OR PLAT RECORDS, GALVESTON COUNTY, TEXAS.	3. LOT 11, BLOCK 15, WESTVIEW SECTION 3, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 81, DEED RECORDS, LATER TRANSFERRED TO VOLUME 9, PAGE 75, MAP AND/OR PLAT RECORDS, GALVESTON COUNTY, TEXAS.
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