

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

Date: 11/17/2020 GF No. \_\_\_\_\_

Name of Affiant(s): Sandra F. Mosley, Gretchen A Birdwell

Address of Affiant: 417 Benbrook Dr, Palestine, TX 75801

Description of Property: Abst 121 Hall & Jones Sur Lot 3 Blk 4 Backbay Townhouses Sec 1  
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 June 14, 1999 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. encroachments, replatting, 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 an 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.

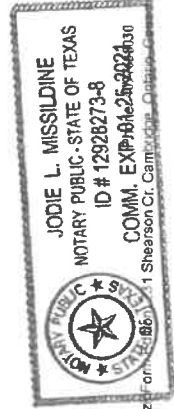
Sandra F. Mosley  
Sandra F. Mosley

Jodie L. Missildine SWORN AND SUBSCRIBED this 17<sup>th</sup> day of November, 2020

Notary Public

(TXR-1907) 02-01-2010

The Lone Wolf Company, 2615 Broadway, Galveston, TX 77550  
Tanya Jones



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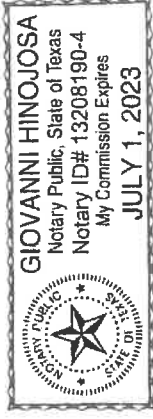
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): \_\_\_\_\_
2. We are familiar with the property and the improvements 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 June 14, 1999 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.

Gretchen Birdwell

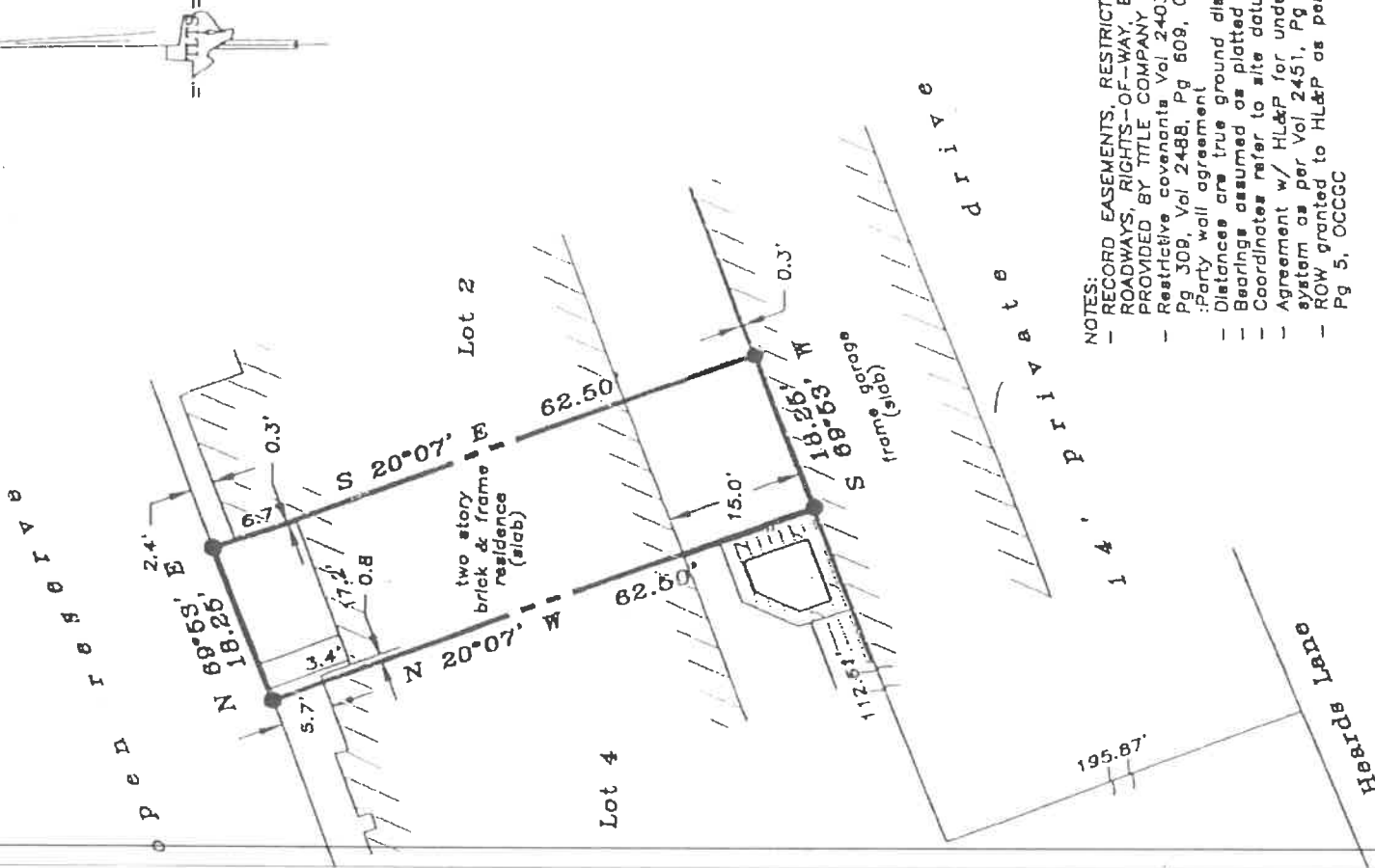


SWORN AND SUBSCRIBED this 17th day of November, 2020

Notary Public

(TXR-1907) 02-01-2010

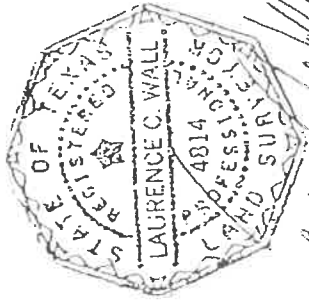
This property is within the 100-Year Special Flood Hazard Area & is designated to be w/in FIRM Zone A14, located in Panel 023-D, Community #483465, August 15, 1983.



**SURVEY MONUMENTS FOUND**

- 3/8" IR in ROW  
N:460.61  
E:78.60
- 1/2" IR in ROW  
N:300.42  
E:151.11
- 1/2" IR in ROW  
N:420.82  
E:409.41

- NOTES:**
- RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, ETC. PROVIDED BY TITLE COMPANY ONLY
  - Restrictive covenants Vol 2403, Pg 309, Vol 2488, Pg 609, OCCGC
  - Party wall agreement
  - Distances are true ground distances
  - Bearings assumed as platted
  - Coordinates refer to site datum
  - Agreement w/ HL&P for underground system as per Vol 2451, Pg 301, OCCGC
  - ROW granted to HL&P as per Vol 2468, Pg 5, OCCGC



*Laurence C. Wall*

Laurence C. Wall  
RPLS #4814  
June 14, 1999

*Sandra F. Mosley*  
*Sketcher Bicknell*

LAND TITLE SURVEY OF A TRACT OF LAND being Lot 3, in Block 4, of BACKBAY TOWNHOMES, SECTION 1, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 15, Page 15, in the Office of the County Clerk of Galveston County, Texas.

Subject property: 1919 Backbay Drive Galveston County, Texas  
To Manuel Flores, Bank of America and South-Land Title Co., GF #80905-D;  
I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.



**TEXAS LAND TITLE SURVEYORS**  
1801 Moody Avenue  
Galveston, Texas 77550  
(409) 765-8883

*HLBS*