

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

Date: February 12, 2021

GF No. _____

Name of Affiant(s): Jeremy L. Blake, Ashley Blake

Address of Affiant: 5506 Beaver Rd, Santa Fe, TX 77517

Description of Property: _____

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 15, 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): ADDED ON TO EXISTING SHOP
AND PUT IN POND 30x40 covered awning to back; front
↓ poured concrete around shop

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.

Jeremy L. Blake

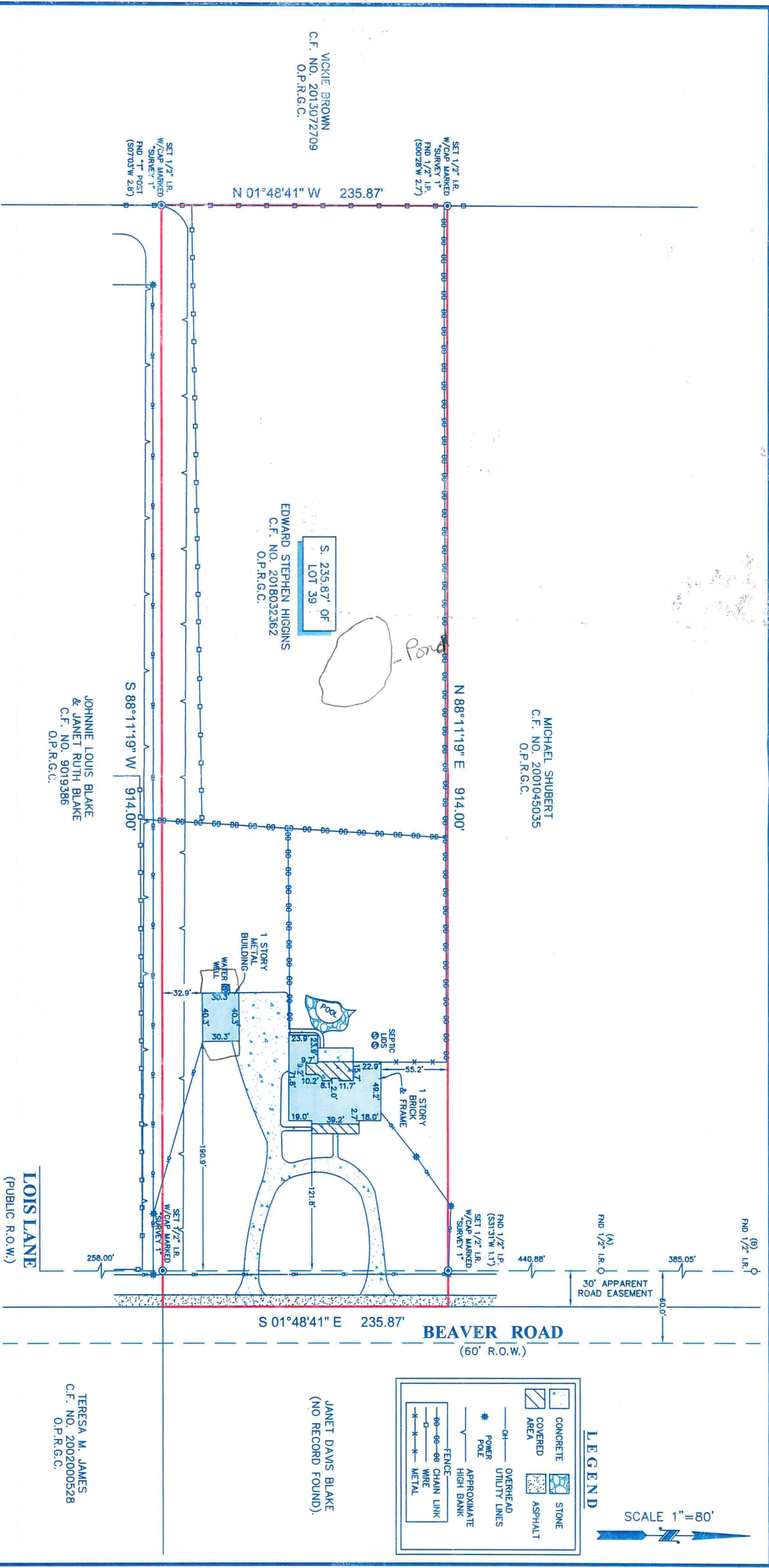
SWORN AND SUBSCRIBED this 12 day of February, 2021

Notary Public Angela Corrales Fabeck



(TXR-1907) 02-01-2010

Page 1 of 1



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSOLUTE INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. AN EASEMENT TO GALVESTON COUNTY DRAINAGE DISTRICT NO. 1 AS RECORDED IN VOLUME 1517, PAGE 407 D.R.G.C. (NO VISIBLE EVIDENCE FOUND).
7. AN UNLOCATED PRELIMINARY EASEMENT AS RECORDED IN VOLUME 1517, PAGE 407 D.R.G.C. (NO VISIBLE EVIDENCE FOUND).

TITLE COMPANY:



G.F. # 63711-GATB0
ISSUE DATE: MAY 24, 2018
(81) 333-8200



LEGAL DESCRIPTION: THE SOUTH 235.87' OF LOT 39, OF THE W.T. SMITH SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 141, PAGE 293 OF THE DEED RECORDS IN THE COUNTY CLERK'S OFFICE OF GALVESTON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS AND CONDITIONS EXISTING ON THE DATE OF SURVEY AND THAT THIS PLAT SUBSTANTIALLY COMPLETES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Russell
4148

CLIENT: JEREMY L. BLAKE
ADDRESS: 5506 BEAVER ROAD
www.survey1inc.com
survey1@survey1inc.com

FIELD CREW: JJ
TECH: SF
DRAFTER: JBS
FINAL CHECK: BC
DATE: JUN. 15, 2018
JOB#: 6-64342-18

LEGEND

	CONCRETE		STONE
	COVERED AREA		ASPHALT
	OVERHEAD UTILITY LINES		APPROXIMATE HIGH BANK
	POWER POLE		FENCE CHAIN LINK
	FENCE WIRE		FENCE METAL



TERESA M. JAMES
C.F. NO. 2002000528
O.P.R.G.C.

JANET DAVIS BLAKE
(NO RECORD FOUND).

LOIS LANE
(PUBLIC R.O.W.)

JOHNNIE LOUIS BLAKE
& JANET RUTH BLAKE
C.F. NO. 9019386
O.P.R.G.C.

EDWARD STEPHEN HIGGINS
C.F. NO. 2018032362
O.P.R.G.C.

VICKIE BROWN
C.F. NO. 2013072709
O.P.R.G.C.

MICHAEL SHUBERT
C.F. NO. 2001045035
O.P.R.G.C.