

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

Date: 02/21/2021 GF No. \_\_\_\_\_  
Name of Affiant(s): Byron David Sefcik and Shannon Lafaye Sefcik  
Address of Affiant: 4314 Dover Ave, Santa Fe, TX 77510  
Description of Property: ABST 47 L CRAWFORD SUR LOT 11 BLK 3 CASTLE ESTATES PHASE 2  
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 05/16/2016 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.

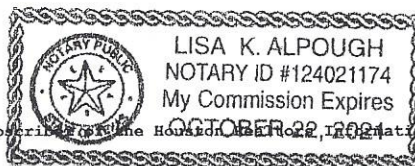
EXCEPT for the following (If None, Insert "None" Below:)

*BE NONE*

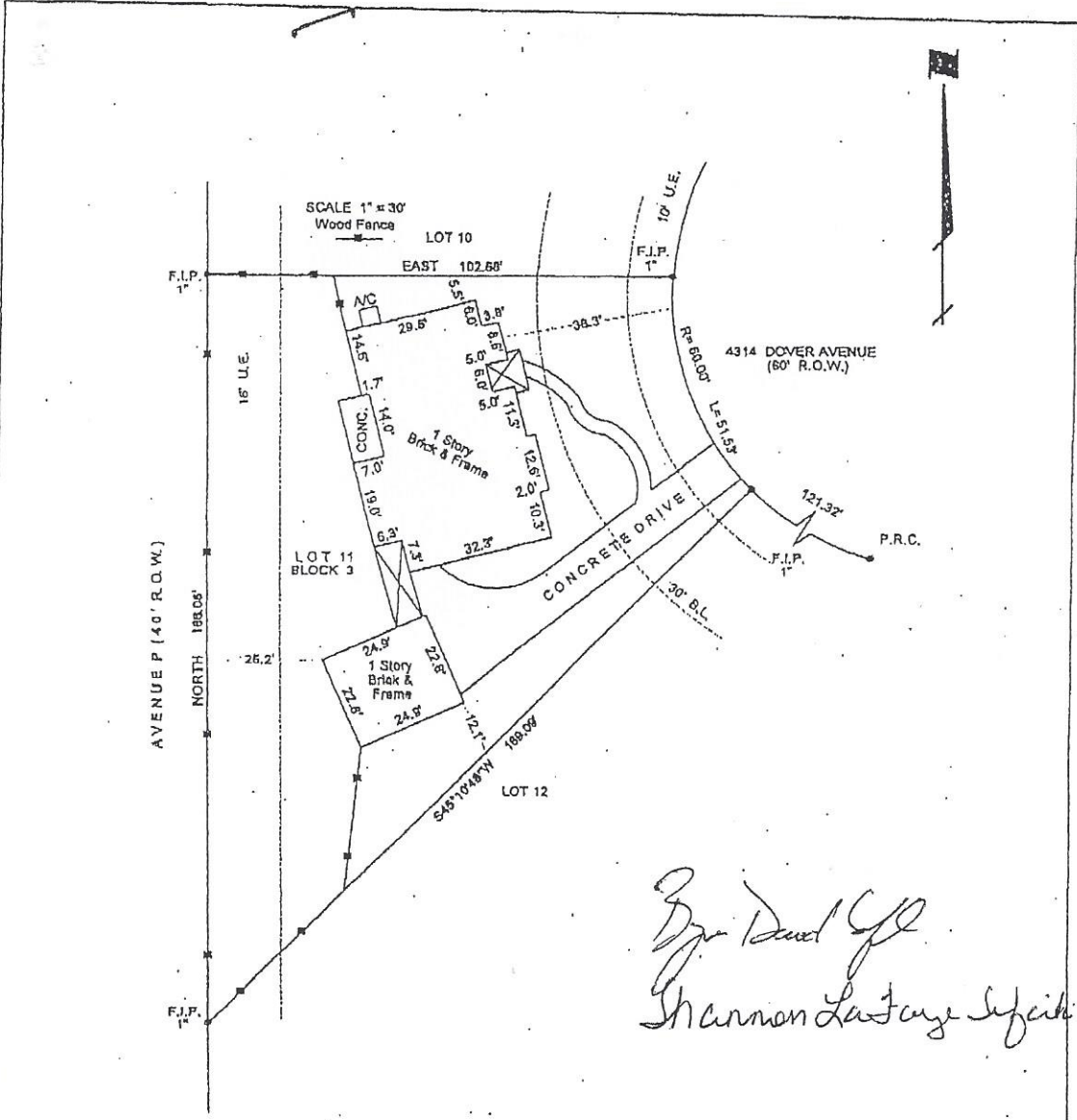
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

*Byron David Sefcik*  
*Shannon Lafaye Sefcik*  
SWORN AND SUBSCRIBED this 7<sup>th</sup> day of May, 2021.

*Lisa K. Alpough*  
Notary Public  
(TXR 1907) 02-01-2010



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*Shannon LaFaye Sefcik*

NOTE: Hitchcock Ice and Cold Storage Co. Vol. 411, Page 43, C.C.G.C. ( DOES NOT VISIBLY AFFECT PROPERTY).  
 NOTE: Agreement with H.L. & P. recorded under G.C.C.P. 6615566.  
 NOTE: Restrictive covenants recorded in Vol. 10, Page 705, M.R.G.C. and under G.C.C.P. 9621476.  
 NOTE: By graphic plotting only, the subject property does NOT appear to lie in the 100 year flood plain according to N.E.L.P. Map No. 401502 0010 R 10-10-03 Zone C  
 NOTE: Bearings based on recorded Plat.  
 NOTE: This survey is certified for this transaction only, it is not transferable to additional institutions or subsequent owners.

BUYER SIGNATURES  
 X *Rodney K. Dowell* X *Cayce Cox*

BUYER: Rodney K. Dowell and Cayce Cox  
 PROPERTY ADDRESS: 4314 Dover Avenue

LOT 11 BLOCK 3 SURDIVISION CASTLE ESTATES PHASE 2 Section ---

RECORDATION 18/705 M.R.G.C. COUNTY Galveston SURVEY ---

TEXAS LAND COORDINATORS, INC.  
 P.O. BOX 1697 • PEARLAND, TX 77658  
 (281) 997-1685 Fax # (281) 485-8321

G.F.# 601757-HO94  
 DATE 12-27-05  
 INVOICE# 49311  
 JOB # 12-191-05



I do hereby certify that this survey was this day made on the ground of the property legally described hereon (or the attached sheet), and is correct, there are no encroachments unless shown, was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

*[Signature]*
