

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

Date: July 17 2018 GF No. \_\_\_\_\_  
Name of Affiant(s): KAREN G. WARE  
Address of Affiant: 4220 LAS PALMAS GALVESTON, TX 77554  
Description of Property: Residential 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 \_\_\_\_\_, 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 April 17 2013 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.

Karen G. Ware  
Notary Public

SWORN AND SUBSCRIBED this 17<sup>th</sup> day of July, 2018  
Alma Roblez  
Notary Public



(TAR-1907) 02-01-2010

Sand N' Sea Properties, 4127 Pirates Beach Galveston TX 77554  
Cynthia Eilers

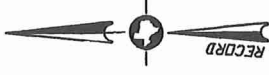
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Karen Ware

CURVE	ARC LENGTH	RADIUS
C1	24.08'	398.67'
C2	23.33'	318.15'



SCALE: 1" = 30'

**BLOCK 1**

N. 1/2 Lot 73

**BLOCK 2**

Lot 53

Wood Post on Corner

N 83°08'28" E 92.85'

Set 1/2" Rod

C2

Set 1/2" Rod

S. 1/2 Lot 73

3'x35' Guy Esmt.

Set 1/2" Rod

Fnd. 3/4" Pipe N72°26'W, 0.6'

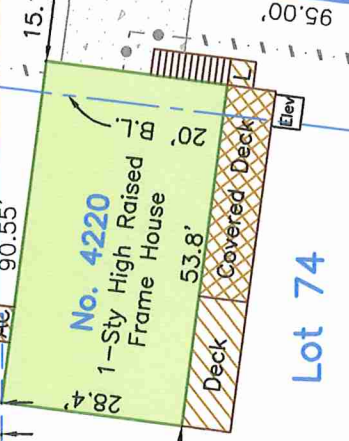
S 89°17'25" E 90.55'

116.77'

LAS PALMAS STREET (60' R.O.W.)

N 07°03'00" E 95.21'

S 07°03'00" W 116.77'



Lot 52

Lot 74

Fnd. 3/4" Pipe

N 82°57'00" W 90.00'

Fnd. 1/2" Rod

Lot 51

Lot 75

SYMBOLS

- Chainlink Fence
- - - - - Wood Fence

Survey of Lot Seventy-four (74) and the South 1/2 of Lot Seventy-three (73), in Block One (1), of PALM BEACH, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 79, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

*Stephen C. Blaskey*  
 Stephen C. Blaskey  
 Registered Professional  
 Land Surveyor No. 5856



8017 HARBORSIDE DRIVE  
 P.O. BOX 16142 (mailing)  
 GALVESTON, TX 77552  
 ph (409) 740-1517  
 Registration Number: 10193855  
 www.hightidelandsurveying.com

SURVEY DATE:	APRIL 15, 2016
FILE No.:	5560-0001-0074-000
DRAFTING:	JTK
JOB No.:	16-0258

NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
- 3) Bearings based on Monumentation, of the West R.O.W. line of Las Palmas, being a 1" pipe found at the Northeast corner of Lot 71, and a 1" pipe found at the Southeast corner of Lot 77.
- 4) Surveyed without benefit of a Title Report.