

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

Date: 7-5-2021 GF No. \_\_\_\_\_

Name of Affiant(s): Michael H Richards

Address of Affiant: 127 Bora Bora Dr, Galveston, TX 77554-6105

Description of Property: 2810 Kabah Court Galveston, TX 77554  
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 29, 2007 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

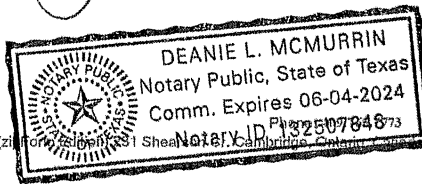
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

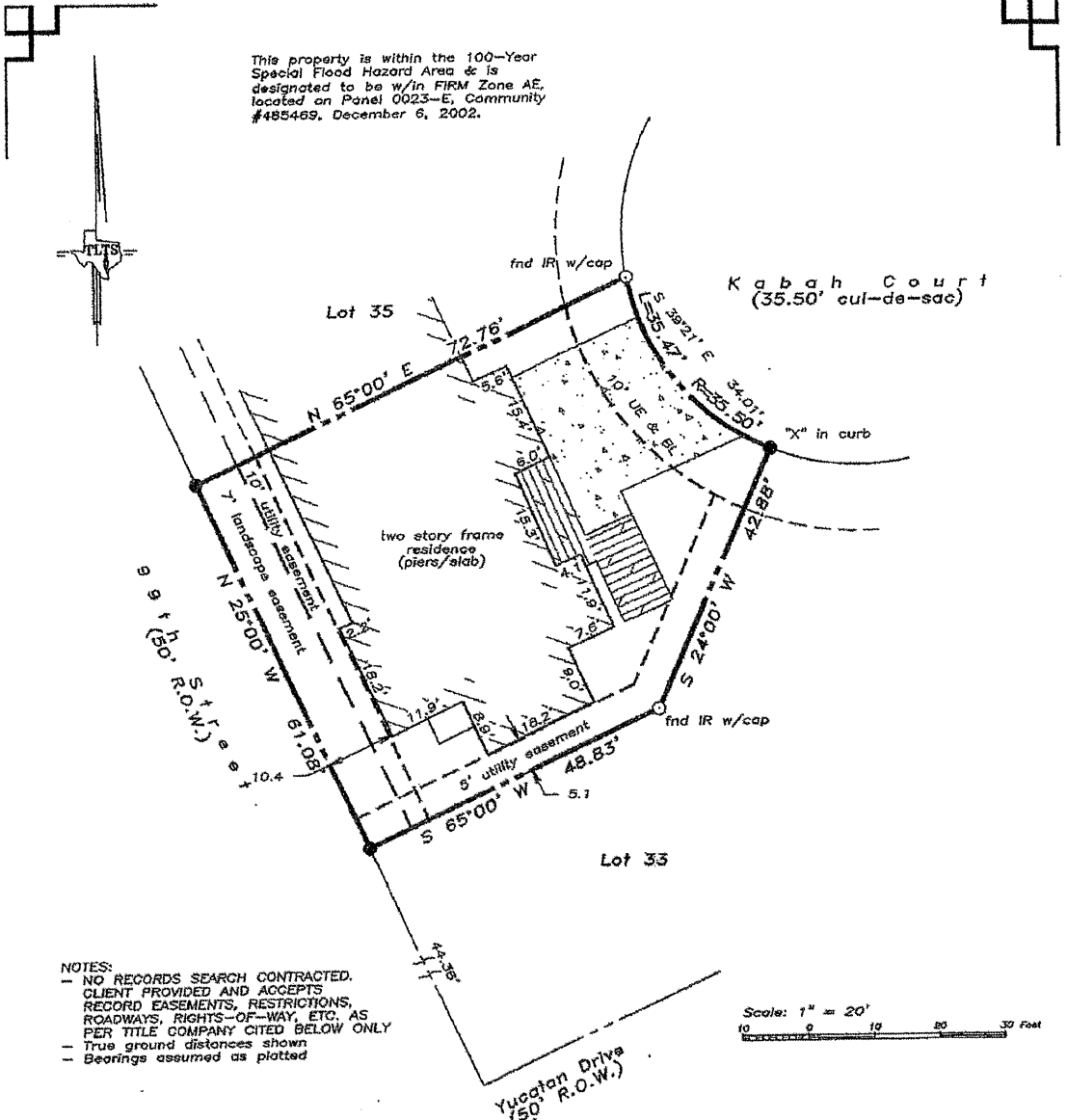
Michael H Richards  
MICHAEL H RICHARDS

SWORN AND SUBSCRIBED this 5th day of July, 2021  
Deanie L. McMurrin  
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 AE, located on Panel 0023-E, Community #485469, December 6, 2002.



- NOTES:
- NO RECORDS SEARCH CONTRACTED. CLIENT PROVIDED AND ACCEPTS RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, ETC., AS PER TITLE COMPANY CITED BELOW ONLY
  - True ground distances shown
  - Bearings assumed as plotted

Scale: 1" = 20'  
10 0 10 20 30 Feet

LAND TITLE SURVEY OF A TRACT OF LAND being Lot 34 of CAMPECHE SHORES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map No. 75, Galveston County Map Records.

Subject property: 2810 Kabah Court  
Galveston County, Texas  
To Richards Family Trust and  
Stewart Title Co., GF. #07208321;  
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.



Laurence C. Wall  
RPLS #4814  
June 29, 2007

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