

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

Date: 10/1/2021 GF No. \_\_\_\_\_  
Name of Affiant(s): Donna M Luna  
Address of Affiant: 5715 Casey Rd, Santa Fe, TX 77517  
Description of Property: 5715 Casey Rd, Santa Fe, TX 77517  
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 Galveston, 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 8/28/20 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

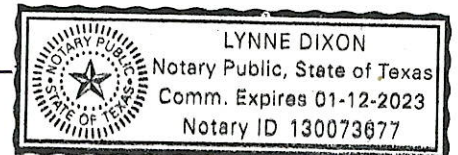
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

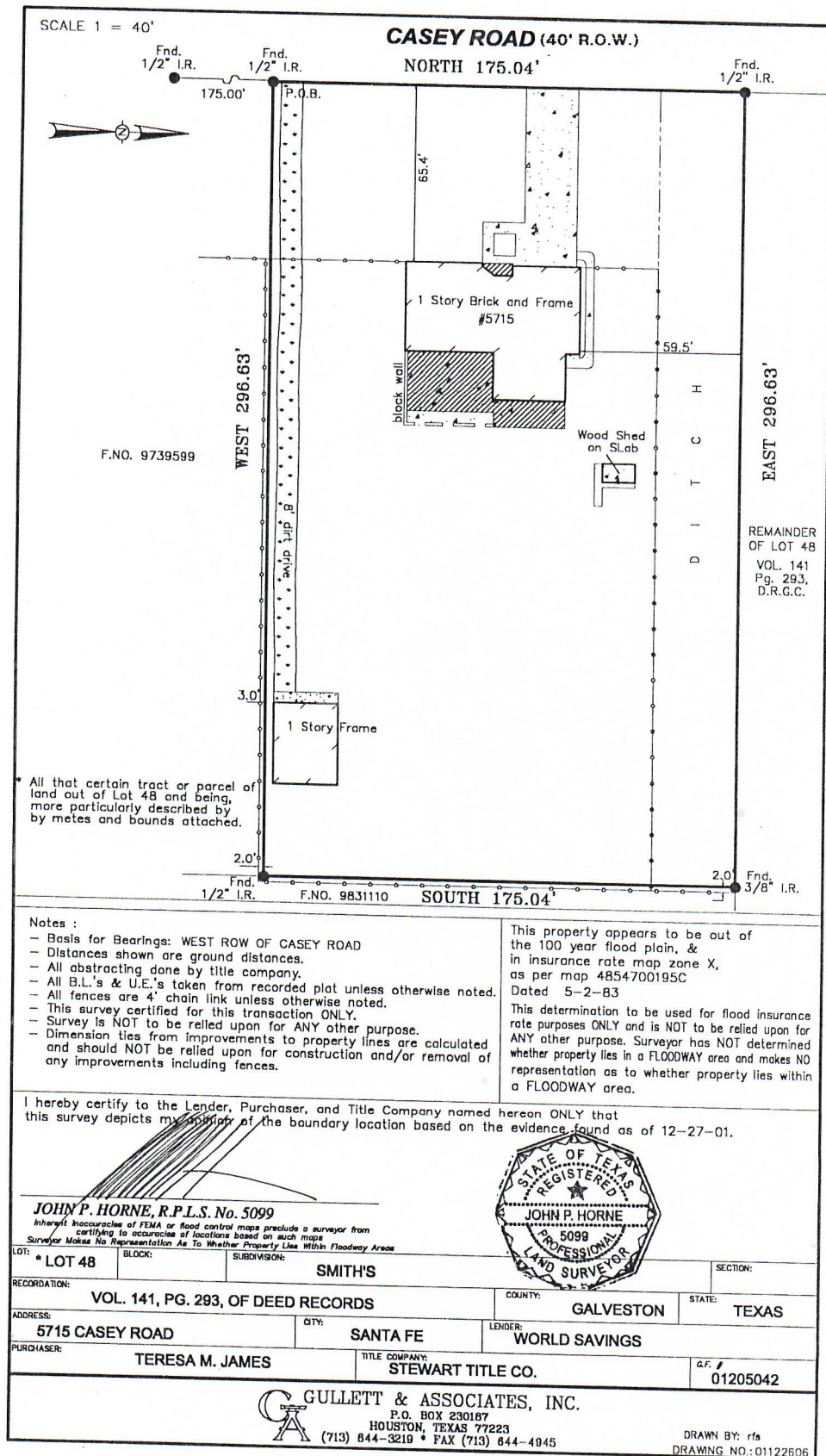
Donna Luna

SWORN AND SUBSCRIBED this 1st day of October, 20 21

Lynne Dixon

Notary Public  
(TXR 1907) 02-01-2010





**AML**  
 07/15/20  
 7:06 PM CDT  
 dotloop verified

**DML**  
 07/15/20  
 7:40 PM CDT  
 dotloop verified

DECEMBER 27, 2001

STATE OF TEXAS

GALVESTON COUNTY

**METES AND BOUNDS DESCRIPTION**

5715 CASEY ROAD  
SANTA FE, TEXAS

All that certain tract or parcel of land out of Lot 48, of Smith's Subdivision out of the G.R. Navigation Survey No. 1 lying East and adjoining the H.B. Boylan Subdivision, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 141, Page 293, of the Deed Records of Galveston County, Texas, said parcel of land being more particularly described by metes and bounds as follows, to-wit:

**COMMENCING** at the intersection of the centerline of existing 40.00 foot wide Casey Road with the Southerly line of said Lot 48, said intersection being the Southwest corner of Lot 48, a distance of 43.47 feet to a point;

**THENCE NORTH**, a distance of 493.70 feet to a 1/2 inch diameter iron rod found for the Southwest corner and **POINT OF BEGINNING** of the tract herein described;

**THENCE** continuing NORTH, a distance of 175.04 feet to a 1/2 inch diameter iron rod for corner;

**THENCE EAST**, a distance of 296.63 feet to a 3/8 inch diameter iron rod for corner;

**THENCE SOUTH**, parallel with the centerline of Casey Road, a distance of 175.04 feet to a 1/2 inch diameter iron rod for corner;

**THENCE WEST**, a distance of 296.63 feet to the **POINT OF BEGINNING**, and containing 1.192 acres of land, more or less.

John P. Horne R.P.L.S. #5099



GULLETT & ASSOCIATES, INC.  
WORD\DOCS\SUBDMR\01122606.M&B.

*AML*  
07/15/20  
7:06 PM CDT  
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