



5.438 ACRES  
VOL. 4, PG. 34  
P.R.A.C.T.

LOT 52

LOT 51

LOT 50

<p><b>CURRENT PARTY</b></p> <p>Prepared For: Richard Dawson Title: Stewart Title / Rockport</p> <p><b>FIRM NAME AND ADDRESS</b></p> <p><b>Griffith &amp; Brundrett</b> Surveying &amp; Engineering, Inc. 411 S. Pearl St., P.O. Box 2322 Rockport, Texas 78181 Tel: 361-22-6479 Fax: 361-22-7933 Email: jbr@gsb-survey.com Web: www.gsb-survey.com</p>	<p><b>NOTES:</b></p> <p>1. Plat bearing used for directional control unless otherwise shown. 2. This survey is in violation of "Copyright Laws" if not accompanied by original seal and signature.</p> <p><b>COPYRIGHT NOTICE</b></p> <p>This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within six (6) months from the date of this survey.</p> <p>Copyright July 30, 2009</p>	<p><b>NOTES:</b></p> <p>3. Surveyor has made no investigation or independent search for easements of record, encroachments, restrictive covenants or ownership of title evidence. Surveyor did not review exceptions in schedule "B" of the title commitment to determine whether they do or do not affect subject property.</p>	<p><b>LEGAL DESCRIPTION OF PROPERTY</b></p> <p>LOT 51, CANDLESTICK MOBILE HOME SUBDIVISION, ARKANSAS COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 93, PLAT RECORDS OF ARKANSAS COUNTY, TEXAS.</p> <p>Scale: 1" = 20'</p> <p><b>FLOOD DATA</b></p> <p>This is to certify that I have consulted the Federal Flood Hazard Map dated 3-4-1985 and found that the property described herein is (or) is not X located in a "Special Flood Hazard Area," Zone C Base Flood Elevation N/A</p> <p>This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not to identify specific flooding conditions.</p> <p><b>FILE NAME:</b> 0907300T5</p>	<p><b>SURVEYOR CERTIFICATION</b></p> <p>I, J. L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat correctly shows a survey on the ground of the foregoing property and that there are no visible encroachments, restrictions or provisions (except as shown hereon)</p> <p>J. L. Brundrett, Jr., R.L.S. Reg. No. 27133</p>
--	--	--	--	---

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

Date: 11-8-21 GF No. \_\_\_\_\_  
Name of Affiant(s): Jordan and Jessee Pilgrim  
Address of Affiant: 425 Augusta Dr. Rockport TX 78382  
Description of Property: Vacation Rental - 51 Sandra Dr. Portland, TX 78358  
County Aransas, 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 7-30-09 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 true and which we do not disclose to the Title Company.

[Signature]  
\_\_\_\_\_  
SWORN AND SUBSCRIBED this 07<sup>th</sup> day of November, 20 21.  
[Signature]  
\_\_\_\_\_  
Notary Public

(TAR 1907) 02-01-2010

51 Sandra Drive

Fulton

78358

