

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

Date: 11/23/2021 GF No. _____
Name of Affiant(s): Linn Echoff
Address of Affiant: 1811 FM 646 Rd N, Santa Fe, TX 77510
Description of Property: 1181 FM 646 Rd N, Santa Fe, TX 77510
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 2018 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:): N/A

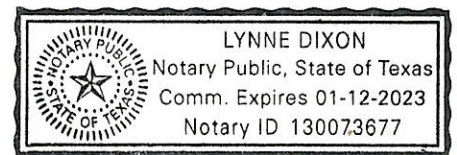
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Linn Echoff

SWORN AND SUBSCRIBED this 23rd day of November, 2021

Lynne Dixon

Notary Public
(TXR 1907) 02-01-2010



**DESCRIPTION OF A TRACT OF LAND CONTAINING
1.1202 ACRES (48,797 SQUARE FEET) SITUATED
IN THE MARY AUSTIN LEAGUE, ABSTRACT 14
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 1.1202 acres (48,797 square feet), situated in the Mary Austin League, Abstract 14, Galveston County, Texas, being out of Lot 90, of F. H. THAMAN'S SUBDIVISION, recorded in Volume 10, Page 34 of the Map Records of Galveston County, Texas, and being part of that tract of land conveyed unto John Echhoff and Linn Tyler Echhoff, by deed recorded under County Clerk's File No. 2000042691 of the Official Public Records of Galveston County, Texas. Said 1.1202-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-inch iron pipe for the northeast corner of said Lot 90, and being the northeast corner of said Echhoff Tract, and being the southeast corner of Lot 95 of said subdivision, and being on the west line of Young Estates, a subdivision recorded in Volume 9, Page 96 of the Map Records of Galveston County, Texas;

THENCE South 88° 03' 28" West, along the south line of said Lot 95, a distance of 539.54 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING, and being the northeast corner of the said tract herein described;

THENCE South 22° 38' 11" East, along the approximate centerline of a ditch, a distance of 110.64 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" on the northeast corner of that tract of land conveyed unto John P. Echhoff and Linn A. Echhoff, by deed recorded in County Clerk's File No. 2003079072 of the Official Public Records of Galveston County, Texas, and being the southeast corner of said tract herein described;

THENCE South 88° 03' 28" West, along the north line of said Echhoff Tract (2003079072), a distance of 491.02 feet to a found TxDOT monument for the northwest corner of said Echhoff Tract (2003079072), and for the southwest corner of the said tract herein described, and being on the east right-of-way of F.M. 646 North (120 feet wide);

THENCE North 01° 55' 00" West, along the east right-of-way line of said F.M. 646 North, a distance of 103.50 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of said Lot 90, and being the southwest corner of said Lot 95, and being the northwest corner of the said tract herein described;

THENCE North 88° 03' 28" East, along the south line of said Lot 95, a distance of 451.92 feet to the POINT OF BEGINNING and containing 1.1202 acres (48,797 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated August 1, 2018, job number 6-65415-18A.

