

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_  
Name of Affiant(s): Reginald C. Bethley Sr. and Denise R. Bethley  
Address of Affiant: 2805 Cumberland Drive, Texas City, TX 77568  
Description of Property: LAGO MAR POD 11 SEC 6 (2017) ABST 11, BLOCK 3, LOT 11, ACRES 0.198  
County Galveston, Texas

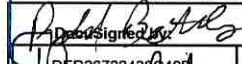


"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

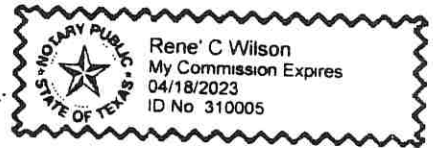
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

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 Dec 2017 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:): patio and driveway extended

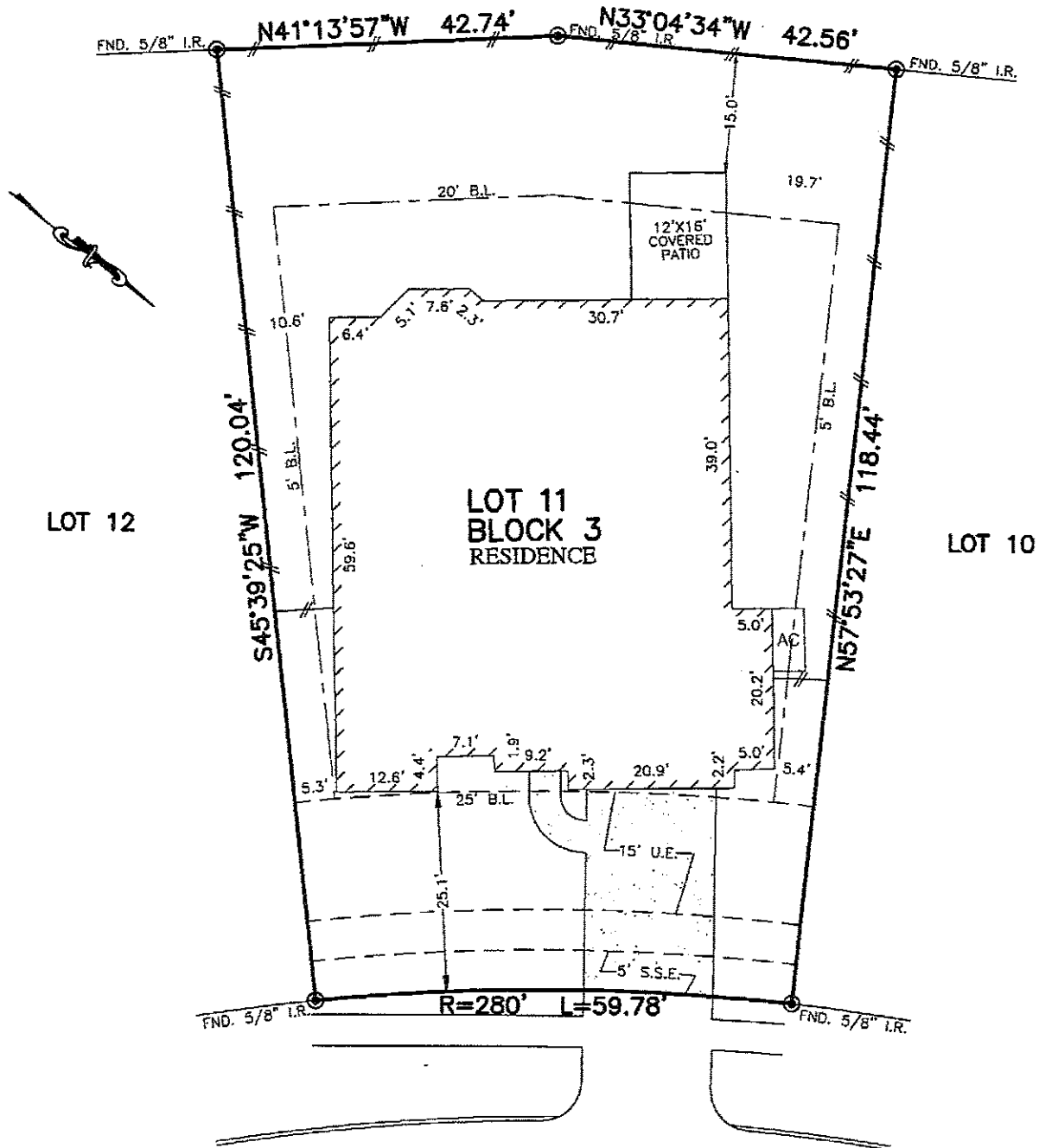
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

DocuSigned by:  
  
 DocuSigned by:  
  
 SWORN AND SUBSCRIBED this 3rd day of December, 2021.  
  
 Notary Public



LEGEND		ELEV. ELEVATION		(B.G.) BUILDER GUIDELINES		ELECTRIC		TELEPHONE		PAD MOUNTED	
---	WOODEN FENCE	T.O.F.	TOP OF FORM	M.A.E.	MAINTENANCE EASEMENT	⊗	BOX	⊙	PEDESTAL	⊠	TRANSFORMER
---	WROUGHT IRON FENCE	F.F.	FINISHED FLOOR	R.O.W.	RIGHT-OF-WAY	⊕	MANHOLE & INLET	⊙	FIRE HYDRANT	⊠	GRATE DRAIN
---	CHAIN LINK FENCE	EXT.	EXTENDED	S.L.E.	STREET LIGHT EASEMENT	⊕	UTILITY VAULT	⊙	LIGHT POLE	⊠	GAS METER
---	OVERHEAD ELECTRIC	PVT.	PRIVATE	D.E.	DRAINAGE EASEMENT	⊕	FND. FOUND BLDG. BUILDING	⊙	WATER VALVE	⊗	MANHOLE
---	BUILDING LINE	CONC.	CONCRETE	E.E.	ELECTRIC EASEMENT	⊕	A.E. AERIAL EASEMENT	⊙	PROPERTY CORNER	⊙	GUY ANCHOR
---	B.L. BUILDING LINE	IR.	IRON ROD	S.S.E.	SANITARY SEWER EASEMENT	⊕		⊙		⊙	POWER POLE
---	U.E. UTILITY EASEMENT	I.P.	IRON PIPE	STM.S.E.	STORM SEWER EASEMENT						

REMAINDER OF A CALLED 396.70 ACRES  
C.F. NO. 2013067172



2805  
CUMBERLAND DRIVE  
(60' P.A.E./ P.U.E.)

PLAT OF SURVEY  
SCALE: 1" = 20'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No.10-A, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY G.F. No. 7175-17-1193.

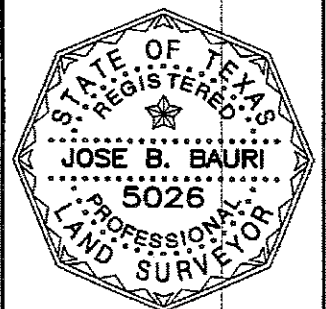
FLOOD MAP:

THIS PROPERTY LIES IN ZONE "C" AS DEPICTED ON COMMUNITY PANEL NO. 485514 0025C EFFECTIVE DATE: 03-02-1983  
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

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FOR: JEROME CROUTHAMEL  
ADDRESS: 2805 CUMBERLAND DRIVE  
ALLPOINTS JOB #: WS126417JG  
G.F.: 7175-17-1193

LOT 11, BLOCK 3,  
LAGO MAR POD 11, SECTION 6,  
PLAT NO. 2016044714, MAP RECORDS,  
GALVESTON COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 8TH DAY OF DECEMBER, 2017.

*Jose B. Bauri*

**ALLPOINTS SERVICES CORP**  
PHONE: 713-468-7707  
T.B.P.L.S. No. 10122600