

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

Date: January 4, 2022

GF No. \_\_\_\_\_

Name of Affiant(s): Kelly McDermott, Shawn McDermott

Address of Affiant: 16634 Jamaica Beach Rd, Jamaica Beach Tx 77554

Description of Property: Residential Dwelling

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, 2012 there have been no:

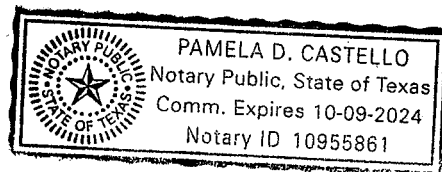
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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.

Kelly McDermott  
1/5/2022 11:28:50 AM CST  
Shawn McDermott  
1/5/2022 11:19:58 AM CST

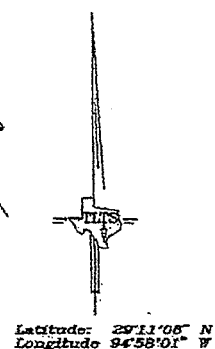
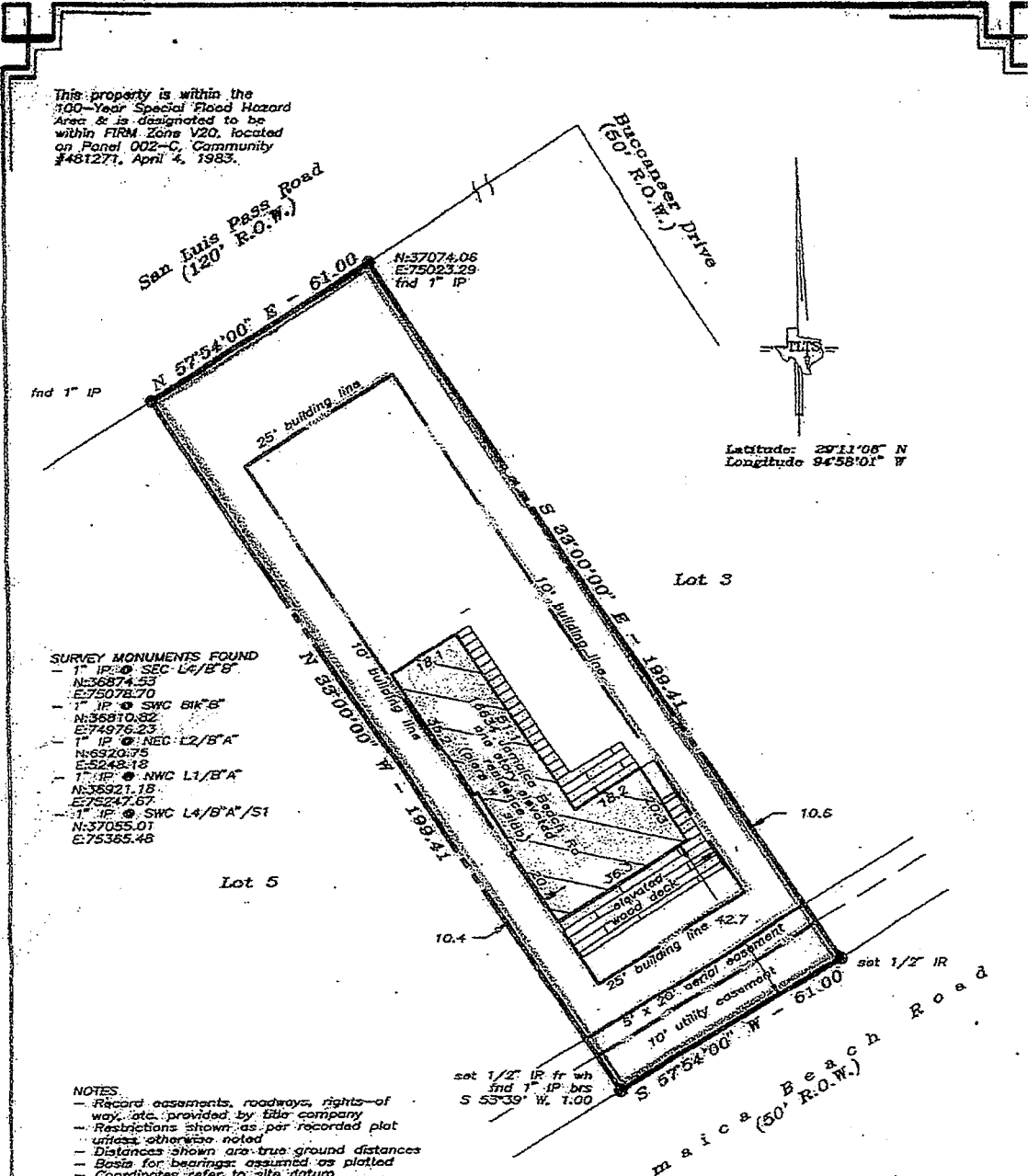


SWORN AND SUBSCRIBED this 4th day of January, 2022

Notary Public  
**Pam Castello**

(TXR-1907) 02-01-2010

This property is within the 100-Year Special Flood Hazard Area & is designated to be within FIRM Zone V20, located on Panel 002-C, Community #481271, April 4, 1983.

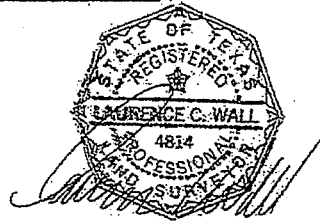


- SURVEY MONUMENTS FOUND**
- 1\"/>

- NOTES**
- Record easements, roadways, rights-of-way, etc. provided by title company
  - Restrictions shown as per recorded plat unless otherwise noted
  - Distances shown are true ground distances
  - Basis for bearings assumed as plotted
  - Coordinates refer to site datum
  - 25' building line along front property line as per Vol 1394, Pg 128, OCGGC
  - 10' building line along side property lines as per Vol 1394, Pg 128, OCGGC
  - Agreement w/ H&B for underground/overhead system as per Vol 1399, Pg 27 OCGGC
  - 10' sewer line easement along southwest property line as per FC #009-63-1717, OPRRPGC

**LAND TITLE SURVEY OF A TRACT OF LAND** being Lot 4, in Block B, of JAMAICA BEACH, RIVIERA, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 85, of the Map Records of Galveston County, Texas.

Subject property: 16634 Jamaica Beach Road Galveston County, Texas  
 To: Doug Hill, Anna Beth Hill, Coastal Funding and Texas American Title Co., GP #525-98-1247;  
 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  
 May 29, 1998

**TLTS TEXAS LAND TITLE SURVEYORS**  
 1801 Moody Avenue  
 Galveston, Texas 77550