

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

Date: January 23, 2022

GF No. _____

Name of Affiant(s): Paul Root, Jo Ann Root

Address of Affiant: 3923 Laguna Drive, Galveston, TX 77554

Description of Property: ABST 121 PAGE 12 LOT 4 BLK 9 TERRAMAR BEACH SEC 4
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 August 20, 2020 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.

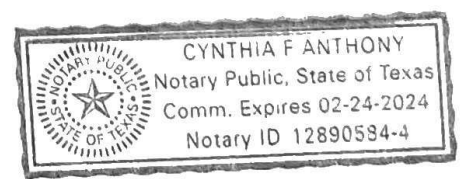
EXCEPT for the following (If None, Insert "None" Below):

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 incorrect and which we do not disclose to the Title Company

Paul Root

Jo Ann Root



SWORN AND SUBSCRIBED this 25th day of January, 2022

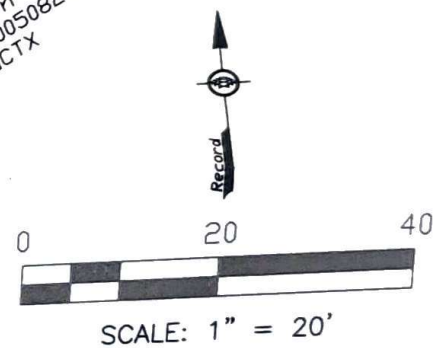
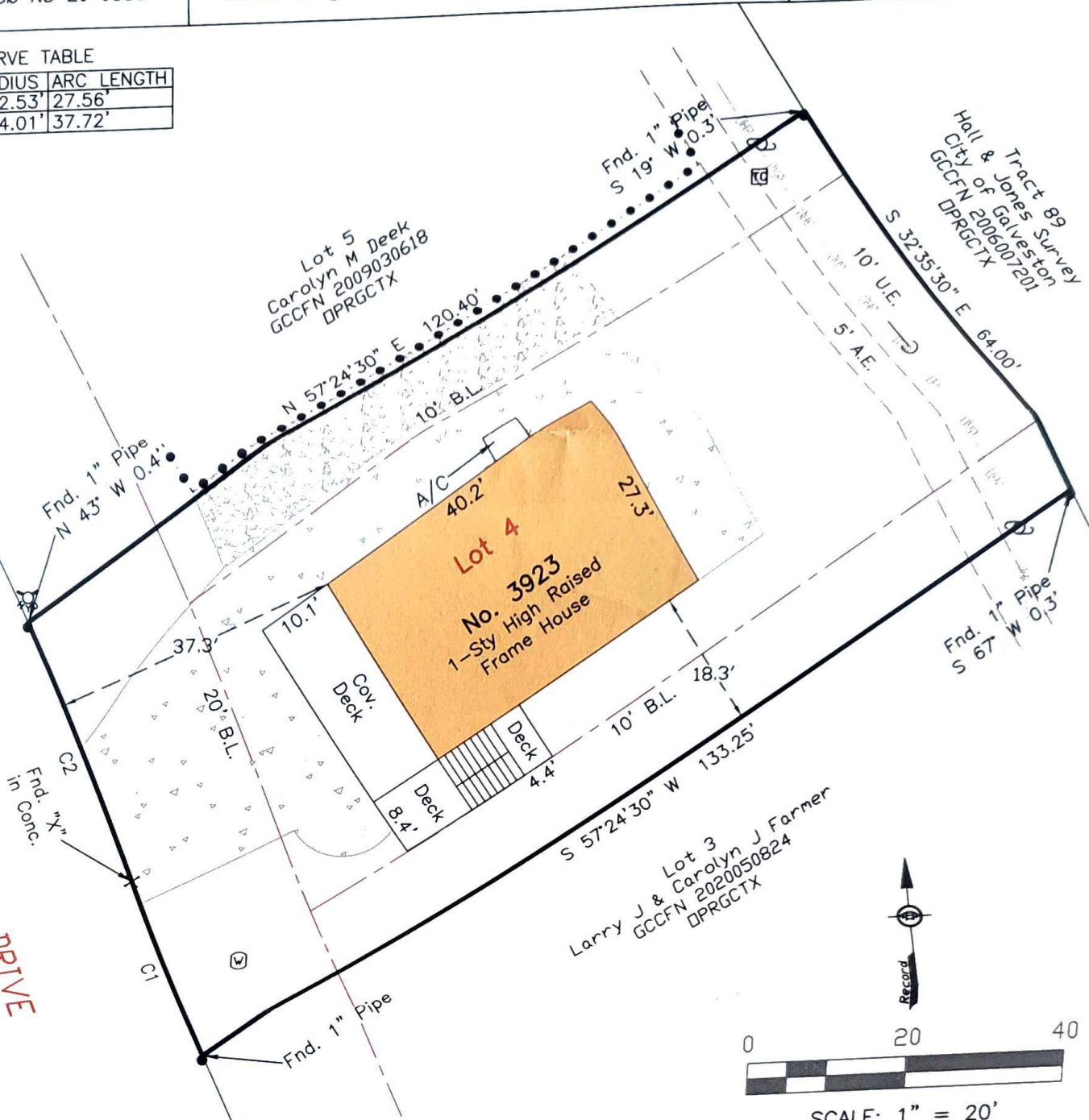
Notary Public
Cynthia F. Anthony

(TXR-1907) 02-01-2010

CURVE TABLE

CURVE	RADIUS	ARC LENGTH
C1	662.53'	27.56'
C2	634.01'	37.72'

LAGUNA DRIVE
(50' R.O.W.)



Survey of Lot Four (4) in Block Nine (9), of TERRAMAR BEACH SECTION FOUR (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 148, and transferred to Plat Record 9, Map No. 36 in the Office of the County Clerk of Galveston County, Texas.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



NOTES:
 1) This property is subject to the building and zoning ordinances of the City of Galveston.
 2) This property lies within Zone AE (EL 13) as established by the FEMA Flood Insurance Rate Map No. 48167C0493G, Dated August 15, 2019.
 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
 4) Bearings are based on the monumentation of the East right-of-way line of Laguna Drive.
 Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

- Legend:
- Overhead Power
 - Chain Link Fence
 - Concrete
 - Gravel
 - Water Meter
 - Fire Hydrant
 - Power Pole
 - Telecom. Box
 - Down Guy
 - B.L. Building Setback Line
 - U.E. Utility Easement
 - A.E. Aerial Easement
 - Building Line
 - Easement Line

TRICON LAND SURVEYING, LLC

Mailing: 6341 Stewart Rd. #251
 Galveston, TX 77551
 Physical: 2011 59th Street
 Galveston, TX 77551
 409-497-2772
 TriconLandSurveying.com
 T.B.P.L.S. Firm No. 10194309

Drafting: LP | Survey Date: August 20, 2020
 Surveyed for: Paul Root