

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

Date: 02/09/2022 GF No. \_\_\_\_\_  
Name of Affiant(s): Michael A. James  
Address of Affiant: 409 Naples Terrace Lane, La Marque, TX 77568  
Description of Property: 409 Naples Terrace Lane, La Marque, TX 77568  
County Galveston, Texas

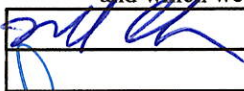
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of \_\_\_\_\_ TX \_\_\_\_\_, 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 08/2021 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

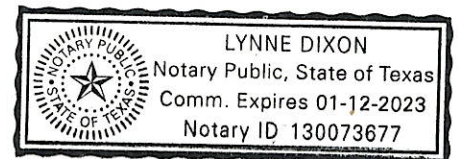
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 9th day of February, 2022.

  
\_\_\_\_\_

Notary Public  
(TXR 1907) 02-01-2010

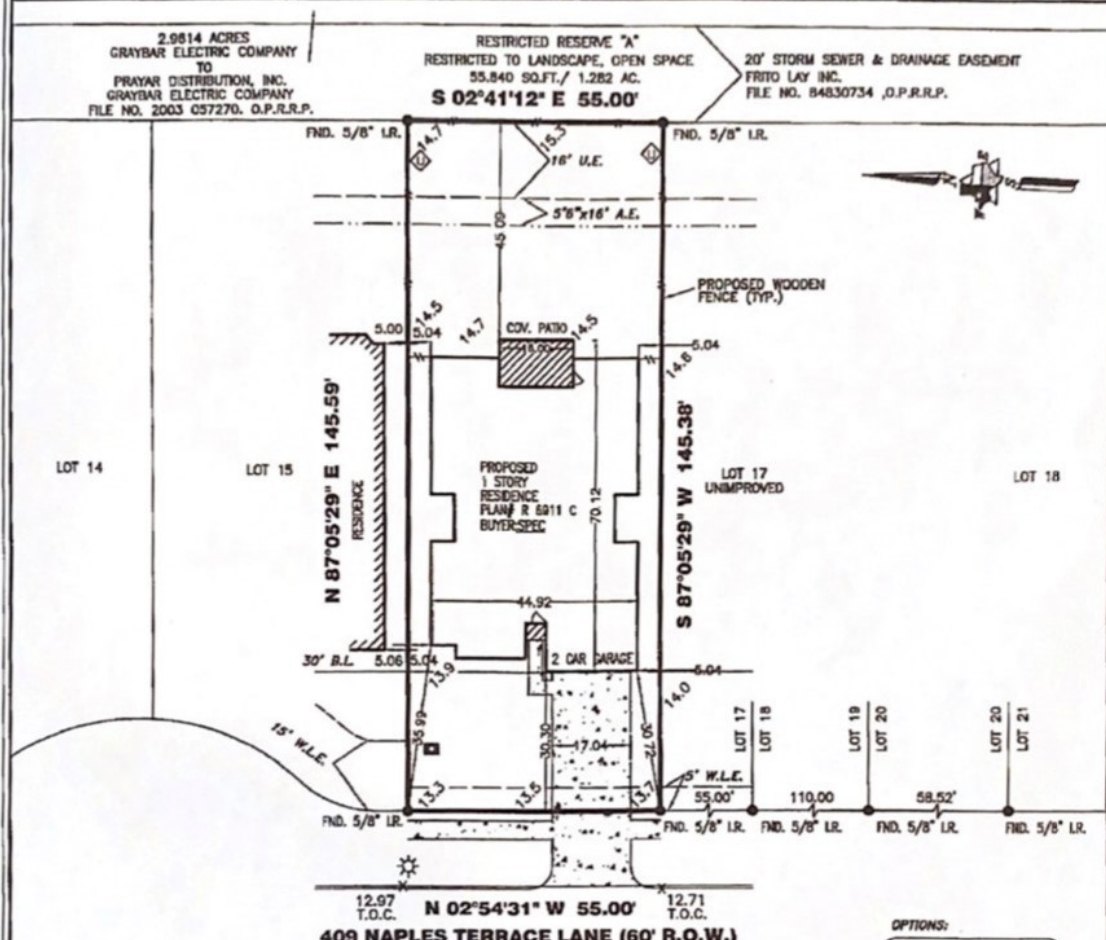






**TRI-TECH**  
**SURVEYING COMPANY, L.P.**

WWW.SURVEYINGCOMPANY.COM  
10401 Westoffice Drive Phone: (713) 667-0800  
Houston Texas, 77042 Fax: (713) 667-4610



BENCHMARK: USC & GS BENCHMARK DISK "ALTA LOMA NO. 1-1931"  
PID # AWG499; ELEV. 2388, NAVD 1988; 2001 ADJUSTMENT (AS PER  
GRADING PLAT PROVIDED BY PATE ENGINEERS USED AT DIRECTION  
OF THE CITY OF LA MARQUE

TBM 917-28-2 BOX ON INLET ELEV. 12.93  
RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

NOTE: PROPERTY SUBJECT TO RECORDED  
RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE  
RECORDED PLAT UNLESS OTHERWISE NOTED.

\*CITY OF LA MARQUE ORDINANCES  
\*\*DEED RESTRICTIONS PER G.A.C. FILE NO. 2006003342

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT RECORD  
2005A, MAP NO. 149-151, M.P.C.C.T.A., G.A.C. FILE NOS. 2006003342,  
2006011578, 2006021231, 2006024844, 2006028699, 2006035438,  
2006038361, 2006040188, 2006050205, 2006052420

BEARINGS REFERENCED TO: PLAT NORTH.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED  
EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.)  
AND ZONING ORDINANCES (INCLUDING CITY OF LA MARQUE), IF ANY,  
THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR  
REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES,  
INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR  
TO PLANNING AND/OR CONSTRUCTION.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE  
LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE  
MAPS (F.I.R.M.'s). THE INFORMATION SHOULD BE USED TO DETERMINE  
FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY  
SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE  
F.I.R.M.'s ACCURACY.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL.  
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2005, TRI-TECH SURVEYING CO., L.P.

OPTIONS:  
-16x10 COVERED PATIO  
-STUDY OPTION

CONCRETE	FIRE HYDRANT	OH UTILITY	WOOD FENCE
COVERED	UTILITY POLE	IRON FENCE	CHAIN LINK FENCE
SOIL	WATER METER	AC PAD	
MANHOLE	LIGHT STANDARD	REVISIONS	
ELECT. BOX	UTIL. PEDESTAL		

THIS LOT SURVEY/SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE  
REPORT AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST  
REPORT AND VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND  
ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING  
CONSTRUCTION. THIS LOT SURVEY/SITE PLAN DOES NOT CONSTITUTE A TITLE  
SEARCH BY THE SURVEYOR. THE SURVEYOR HAS NOT MADE AN INDEPENDENT  
SEARCH FOR EASEMENTS, ENCUMBRANCES OR RESTRICTIVE COVENANTS OF RECORD.

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon  
represents a boundary survey made on the ground under my guidance and supervision on the tract or  
parcel of land, according to the map or plat thereof, indicated below.

**LOT SURVEY/SITE PLAN & PARTIAL TOPO OF**

ADDRESS: 409 NAPLES TERRACE LANE

LOT 16, BLOCK 1 OF DELANY COVE SEC. 2

RECORDED IN PLAT RECORD: 2005A MAP NO. 149-151 MAP RECORDS GALVESTON COUNTY, TX

BORROWER: MERITAGE CORPORATION/LEGACY & HAMMONDS HOMES

TITLE COMPANY: MTH TITLE COMPANY, LC G.F.# N/A

SURVEYED FOR: MERITAGE CORPORATION/LEGACY & HAMMONDS HOMES

F.I.R.M. MAP NO. 485485 PANEL# 0005D ZONE "C" REVISED 2-16-83

DATE: 06-16-08 SCALE: 1" = 30' JOB NO. L8912-08

drawn by: MB 06-18-08

RALPH C. HILTON  
5797  
PROFESSIONAL  
LAND SURVEYOR