

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

Date: February 22, 2022

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

Name of Affiant(s): Robert Darrell Mitchell and Tynna Kay Mitchell

Address of Affiant: 525 Rymal Road, Alvin (Algoa), Texas 77511

Description of Property: ABST 602 Page 2 Lots 15 & 16 THIRD TRACT UNRECORDED SUB

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 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 February 22, 2022 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.): In the year of 2015, a large metal building labeled "Tin City," was built measuring 30' in width and 63' in length. Also, the cement pad in front measures 13' in width and 20' in length.

\*\*\*\*\* Please conduct measurements on your own to ensure accuracy. \*\*\*\*\*

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.

Robert Darrell Mitchell  
Robert Darrell Mitchell

Tynna Kay Mitchell  
Tynna Kay Mitchell

SWORN AND SUBSCRIBED this 22nd day of \_\_\_\_\_

February

, 2022

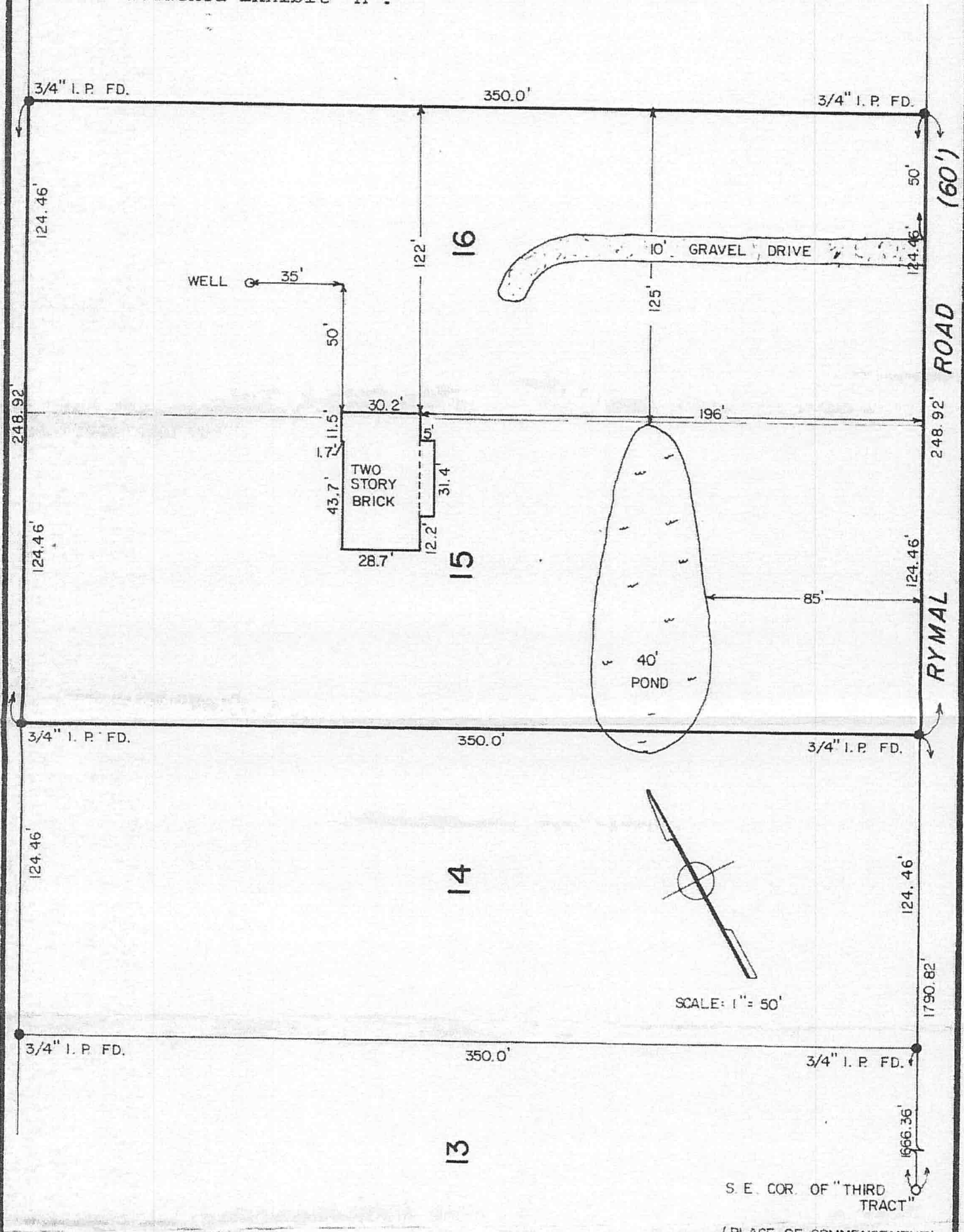
Angela Corrales Farek  
Notary Public

Angela Farek  
(TXR-1907) 02-01-2010



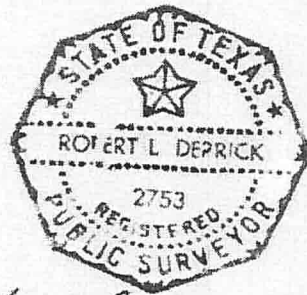


Survey of a tract of land out of that certain "THIRD TRACT" as described in Deed Dates June 14, 1909, to St. Louis-Brownsville and Mexico Railway Co., and recorded in Book 235, Page 400 in the office of the County Clerk of Galveston County, Texas, being described by metes and bounds on the attached Exhibit "A".



I hereby certify that this is an accurate plat on the above property, indicating all improvements thereon, which was prepared under my supervision from an actual survey made on the ground on September 29, 1986.

Subject property DOES NOT lie in the 100-Year Flood Plain as determined by the U.S. Dept. of Housing and Urban Development.



*Robert L. Derrick*  
Robert L. Derrick

Job No. 2919-A

