

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

Date: 02/03/2022 GF No. \_\_\_\_\_  
Name of Affiant(s): Michelle Grata and David Grata  
Address of Affiant: 17403 F A A Rd, Alvin, TX 77511  
Description of Property: 17403 F A A Rd, Alvin, TX 77511  
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 04/2016 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

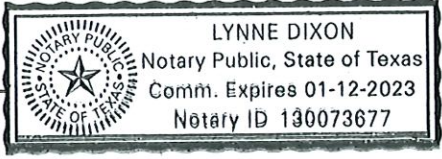
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Michelle Grata  
X David Grata

SWORN AND SUBSCRIBED this 3<sup>RD</sup> day of FEBRUARY, 20 22

Lynne Dixon

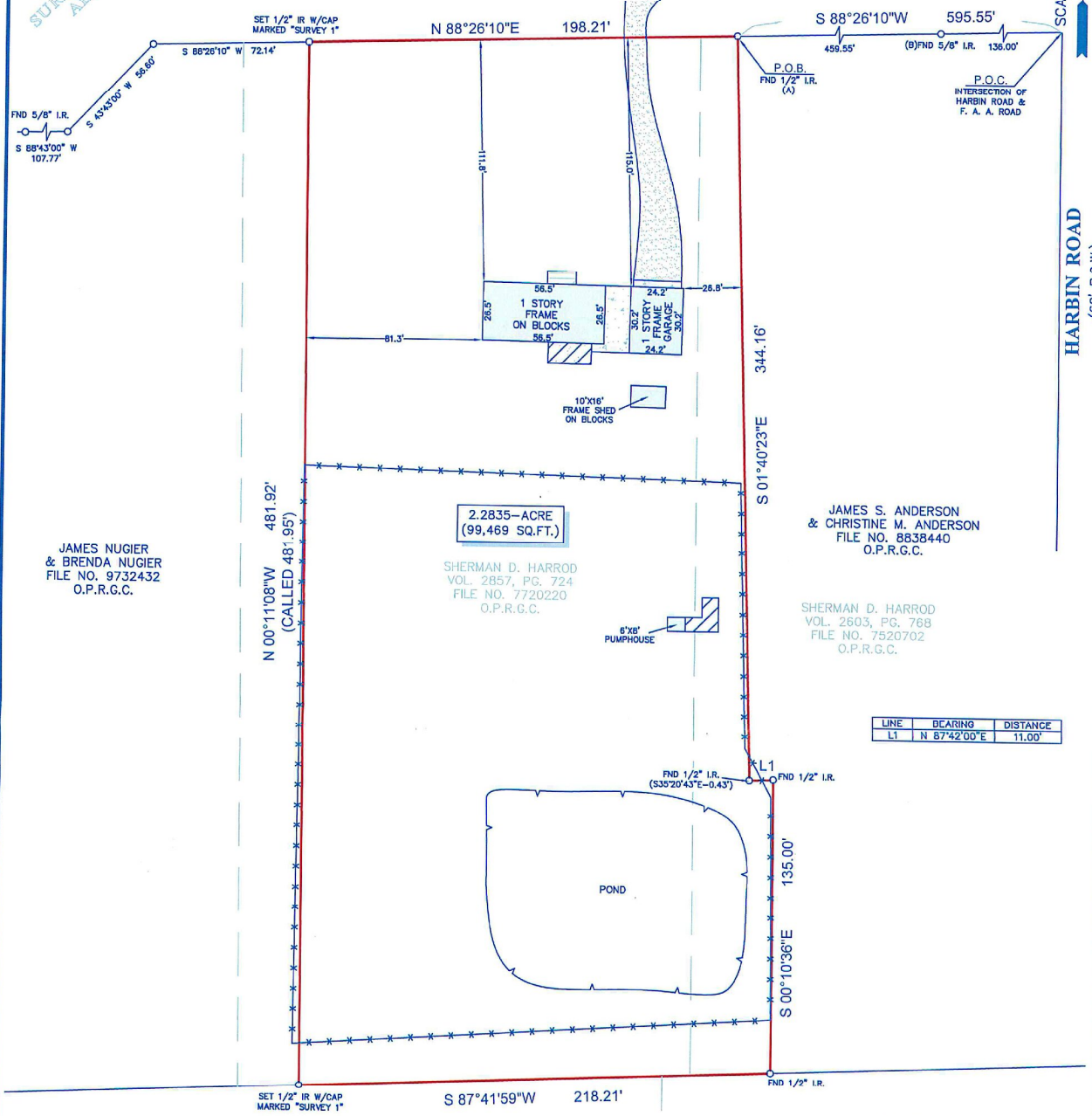
Notary Public  
(TXR 1907) 02-01-2010



I. & G. N. R. R.  
SURVEY SECTION 21  
ABSTRACT 603

F. A. A. ROAD  
(60' R.O.W.)

SCALE 1"=50'



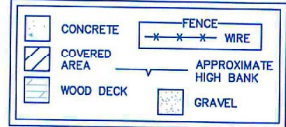
LINE	BEARING	DISTANCE
L1	N 87°42'00"E	11.00'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JAMES S. ANDERSON AND CHRISTINE M. ANDERSON, RECORDED IN COUNTY CLERK'S FILE NO. 8838440 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 12-18-2014, UNDER G.F. NO. 1416745172.

PROJECT: A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 2.2835 ACRE (99,469 SQUARE FEET) SITUATED IN THE I. & G. N. R. R. SURVEY, SECTION 21, ABSTRACT 603, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

LEGEND



CLIENT: RYAN LITTLE	FLOOD ZONE: "C"	FLOOD MAP#: 485470
ADDRESS: 17403 F. A. A. ROAD	FLOOD MAP DATE: 0145 C	FLOOD MAP COUNTY: 5-2-1983



SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JANUARY 6, 2015 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



stewart  
title guaranty company

JUDY WHEELER 281-819-4280  
G.F. # 1416745172 ISSUE DATE: 12-18-2014

www.survey1inc.com  
survey1@survey1inc.com  
Firm Registration No. 100758-00  
P.O. Box 2543 • Alvin, TX 77512  
(281)393-1382 • Fax (281)393-1383



FIELD CREW: CH	JOB# 1-33037-15
DRAFTER: EF	DATE 1-14-2015



**DESCRIPTION OF A TRACT OF LAND CONTAINING  
2.2835 ACRES (99,469 SQUARE FEET) SITUATED  
IN THE I. & G. N. R. SURVEY, SECTION 21, ABSTRACT 603  
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 2.2835 acres (99,469 square feet), situated in the I. & G. N. R. Survey, Section 21, Abstract 603, Galveston County, Texas, being all of a tract of land conveyed unto Sherman D. Harrod by deed recorded in County Clerk's File No. 7720220 of the Official Public Records of Galveston County, Texas, and part of a tract of land conveyed unto Cherman D. Harrod by deed recorded in County Clerk's File No. 7520702 of the Official Public Records of Galveston County, Texas. Said 2.2835-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the west right-of-way line of Harbin Road (60.00 feet wide) with the south right-of-way line of F. A. A. Road (60.00 feet wide);

THENCE South  $88^{\circ} 26' 10''$  West with the south right-of-way line of said F. A. A. Road, a distance of 595.55 feet to a found 1/2-inch iron rod for the northwest corner of a tract of land conveyed unto James S. Anderson and Christine M. Anderson by deed recorded in County Clerk's File No. 8838440 of the Official Public Records of Galveston County, Texas, in the north line of said Harrod Tract (7520702) and for the northeast corner and POINT OF BEGINNING of said tract herein described;

THENCE South  $01^{\circ} 40' 23''$  East with the west line of said Anderson Tract, a distance of 344.16 feet to a point, from which a found 1/2-inch iron rod bears South  $35^{\circ} 20' 43''$  East, a distance of 0.43 feet, said point being a southwest corner of said Anderson Tract, and for an interior corner of said tract herein described;

THENCE North  $87^{\circ} 42' 00''$  East with the south line of said Anderson Tract, a distance of 11.00 feet to a found 1/2-inch iron rod for an interior corner of said Anderson Tract and for a northeast corner of said tract herein described;

THENCE South  $00^{\circ} 10' 36''$  East with the west line of said Anderson Tract, a distance of 135.00 feet to a found 1/2-inch iron rod for the southwest corner of said Anderson Tract, in the south line of said Harrod Tract (7520702) and for the southeast corner of said tract herein described;

THENCE South  $87^{\circ} 41' 59''$  West with the south line of said Harrod Tract (7520702) and the south line of said Harrod Tract (7720220), a distance of 218.21 feet to a set 1/2-inch iron rod with cap marked "Survey-1" for the southwest corner of said Harrod Tract (7720220), and for the southwest corner of said tract herein described;

THENCE North  $00^{\circ} 11' 08''$  West with the west line of said Harrod Tract (7720220), a distance of 481.92 feet (481.95 feet) to a set 1/2-inch iron rod with cap marked "Survey-1" in the south right-of-way line of said F. A. A. Road for the northwest corner of said Harrod Tract (7720220), and for the northwest corner of said tract herein described;

THENCE North  $88^{\circ} 26' 10''$  East with the south right-of-way line of said F. A. A. Road and the north line of said Harrod Tract (7720220) and the north line of said Harrod Tract (7520702), a distance of 198.21 feet to the POINT OF BEGINNING and containing 2.2835 acres (99,469 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated January 14, 2015, job number 1-33037-15.*

Survey 1, Inc.  
P.O. Box 2543  
Alvin, TX 77512  
281-393-1382

