

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

Date: 4/25/2022

GF No. _____

Name of Affiant(s): Paul K Allison,

Address of Affiant: 1055 Redfish St, Bayou Vista, Tx 77563

Description of Property: Lot 1055 New Bayou Vista Addn 8

County Galvston, 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 3/25/12 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): Deck & Boathouse

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.

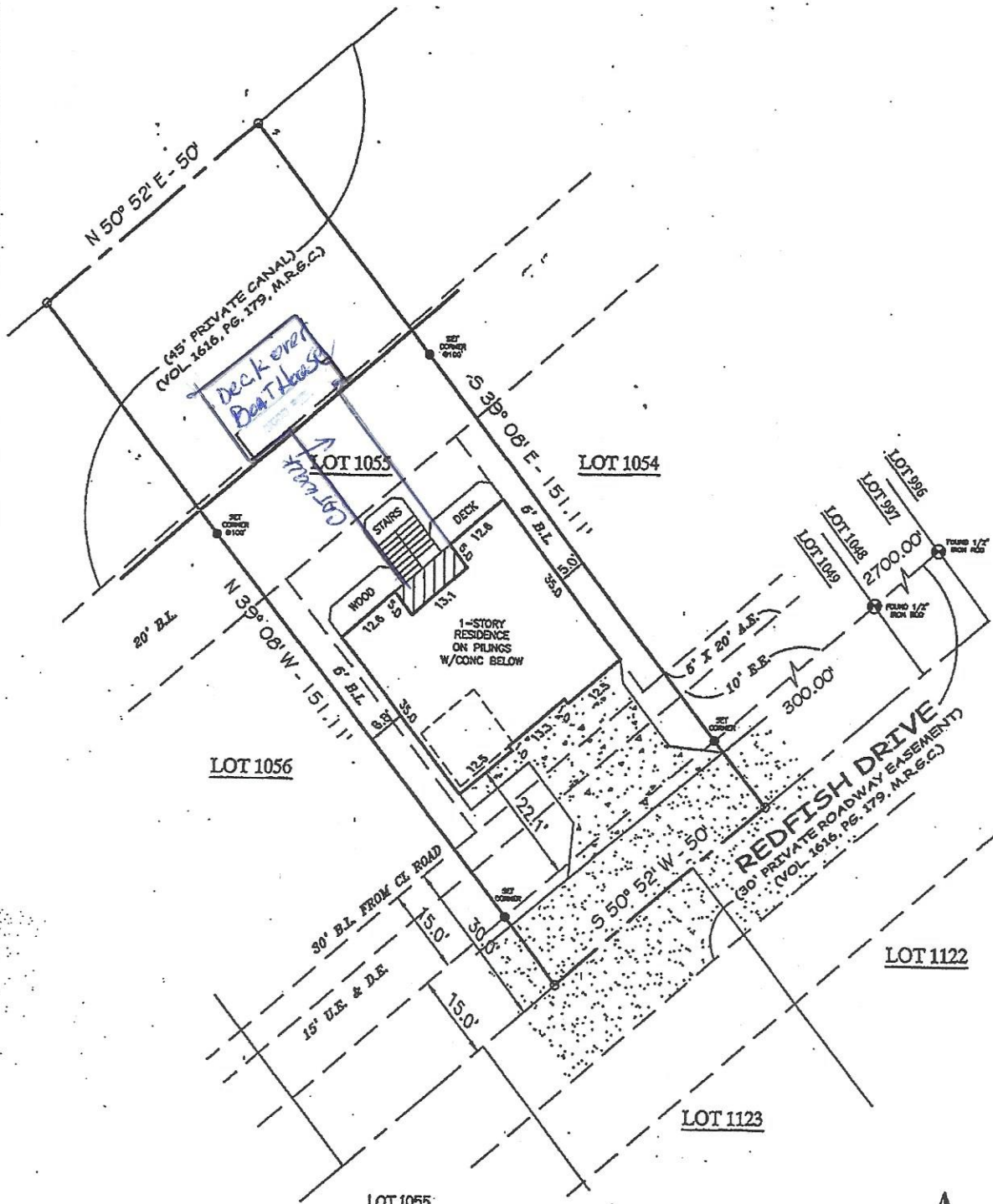


Paul K Allison

SWORN AND SUBSCRIBED this _____ day of _____,

Notary Public

(TXR-1907) 02-01-2010

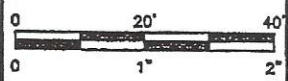


NEW BAYOU VISTA ADDITION NO. 8

COMMUNITY NO. 88480 PANEL NO. 0210 SURV. & ZONE CHANGE 15' MAP REVISED 5/2/13

I have consulted the HUD-FHA Flood Hazard Boundary Map in the above described property and it is in a designated flood hazard area. The plat herein is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or prohibitions, except as shown.

- NOTES:
- 1) BUILDING LINES PER VOL. 202, FC. 720 AND NOTED IN VOL. 204, FC. 64, 67, 68, 69.
 - 2) SECTION, EASEMENT THEREON AND 5'20' A.L. AS SHOWN ABOVE.
 - 3) ORDINANCES PER VOL. 212, FC. 212, VOL. 213, FC. 152, VOL. 158, FC. 204, VOL. 224, FC. 230 DO NOT APPLY TO THIS PROJECT.
 - 4) SUBJECT TO CONDITIONS RECORDED IN 0278 (05/04/04), 0282, 0283.
 - 5) CONSENT TO ENCROACHMENT PER 0278 (05/04/04), 0282, 0283.
 - 6) 20' FRONT AL. OWNED IN 30' FRONT ORDER OF 1800 PER 0278 (05/04/04), 0282, 0283.



RESTRICTION NO TITLE INFORMATION WAS PROVIDED BY PROMOTER BY: STEWART TITLE, ANG. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.E. NO. 2216733949 DATED: 03/29/2012

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUYER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: STEWART TITLE, ANG.
This is to certify that I have made an on the ground survey of the property located at:
1055 REDFISH DRIVE NEAR HITCHCOCK, TEXAS.
Lot No. One Thousand Fifty-Five (1055), of New Bayou Vista Addition No. Eight (8), a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 1616, Page 179, and transferred to Plat Record 2, Map No. 70, all in the Map Records in the office of the County Clerk of Galveston County, Texas.

Client(s): PAUL KULLAND
ALLISON

Drawn by: GLANE
Job No.: 2012-0364
Requester: STEWART
Book No.: 1277020
Scale: 1" = 20'
Date: 04/27/2012

LEGEND	
	ASPHALT
	CUTBACK
	CONCRETE
	BOULEVARD
	ENCLOSURE BELOW
	30' PRIVATE ROADWAY EASEMENT
	CONTROLLING MONUMENT
	U.E. UTILITY EASEMENT
	A.E. AIRLINE EASEMENT
	B.L. BUILDING LINE
	R.O.V. HIGHWAY-OP-TRAY
	E.E. ELEC. EASEMENT
	I.P. IRON PIPE
	M.R.O.C. MAP RECORDS GALV. COUNTY



George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086