

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

Date: 8-9-22

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

Name of Affiant(s): Joe Thomas Coleman Jr, Melissa Coleman

Address of Affiant: 1616 Lansing Ln, League City, TX 77573-7080

Description of Property: VILLAGE AT TUSCAN LAKES SEC 3 PH 2 (2016) ABST 19, BLOCK 4, LOT 2, ACRES 0.18  
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.

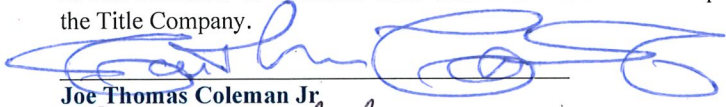
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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.

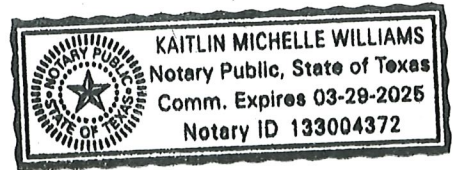
4. To the best of our actual knowledge and belief, since 3-21-2016 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - 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): Attached 18 x 238 screened back covered patio, Generator, Driveway pavers.

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.

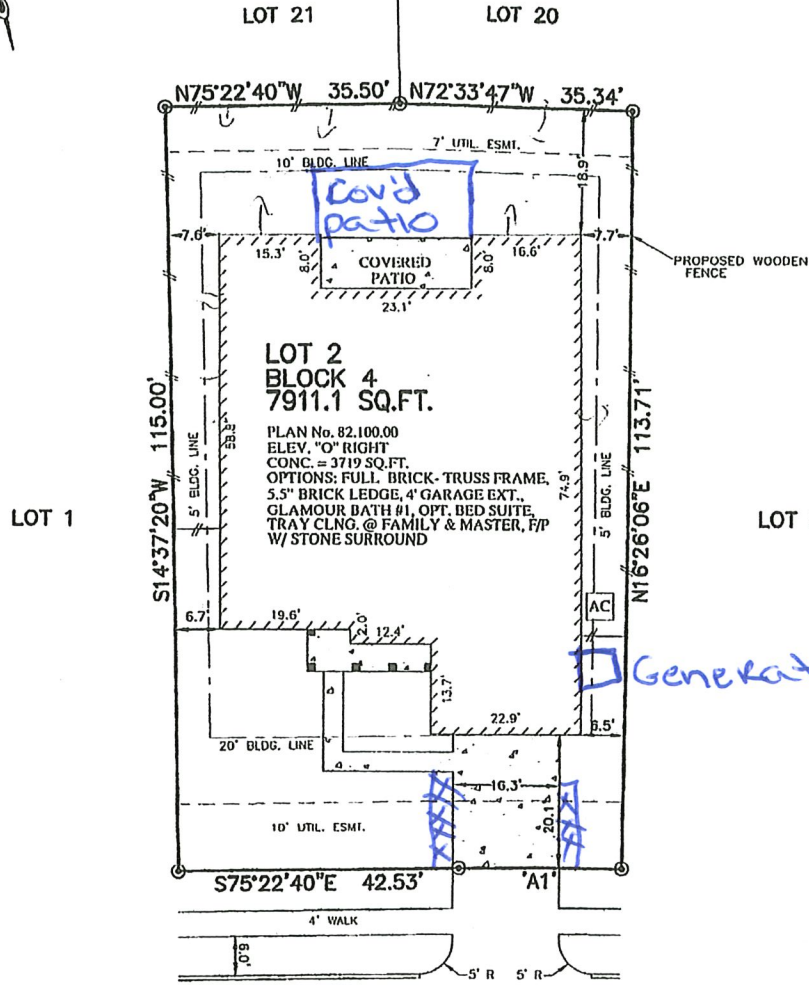
  
Joe Thomas Coleman Jr  
Melissa Coleman  
 Melissa Coleman



SWORN AND SUBSCRIBED this 9<sup>th</sup> day of August, 22  
Kaitlin Williams  
 Notary Public  
 Kaitlin Williams

(TXR-1907) 02-01-2010

ARC	LEN.	RAD.	CHRD.	BRG.
'A1'	24.67'	780.00'	N74°28'17"W	



1616 LANSING LANE  
 (60' PRIVATE R.O.W.)  
 28' CONCRETE PAVEMENT


APPROX. LOT COVERAGE	47.00 %
FENCE (LIN. FT.)	226.7
FRONT SOD:	249 SQ. YD.
BACK SOD:	237 SQ. YD.
TOTAL SOD:	486 SQ. YD.
A/C PAD	16 SQ. FT.
PRIVATE WALK	97 SQ. FT.
PUBLIC WALK	203 SQ. FT.
DRIVEWAY	327 SQ. FT.
IN-TURN	278 SQ. FT.
TOTAL PAVING:	921 SQ. FT.

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
  2. THIS PLOT PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS, BUILDING LINES & OTHER MATTERS OF RECORD NOT SHOWN HEREON. SURVEYOR OR ALLPOINTS SERVICES CORP. IS NOT LIABLE FOR ANY DAMAGES THAT MAY INCUR IN ANY EVENT THE BUILDER BUILDS ANY IMPROVEMENTS CLOSER THAN 5' OR WITHIN AN EASEMENT.

PLOT PLAN  
 SCALE: 1 = 20'

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FOR: PULTE HOMES OF TEXAS  
 ADDRESS:  
 1616 LANSING LANE  
 ALLPOINTS JOB #: PH105960NH  
 G.F.:



**ALLPOINTS SERVICES CORP.**  
 PHONE: 713-468-7707  
 FAX: 713-827-1861

LOT 2, BLOCK 4,  
 THE VILLAGE AT TUSCAN LAKES, SECTION 3, PH. 2,  
 PLAT RECORD \_\_\_\_\_, MAP NO. \_\_\_\_\_,  
 MAP RECORDS,  
 GALVESTON COUNTY, TEXAS



ISSUE DATE: 9/28/2015

ALLPOINTS SERVICES CORP. COMMERCIAL/BUILDER DIVISION 1515 WITTE ROAD HOUSTON, TEXAS 77080