

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

Date: 9/29/2022 GF No. \_\_\_\_\_

Name of Affiant(s): MATTHEW STEPHEN MAUNEY, JENNIFER ALDEN MAUNEY

Address of Affiant: 1322 24TH STREET, GALVESTON, TX 77550

Description of Property: ABST 628 M B MENARD SUR (1000-6) PT OF NE BLK 17 GALVESTON OUTLOTS

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 8/28/2006 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.

Jennifer Mauney

Matthew Mauney

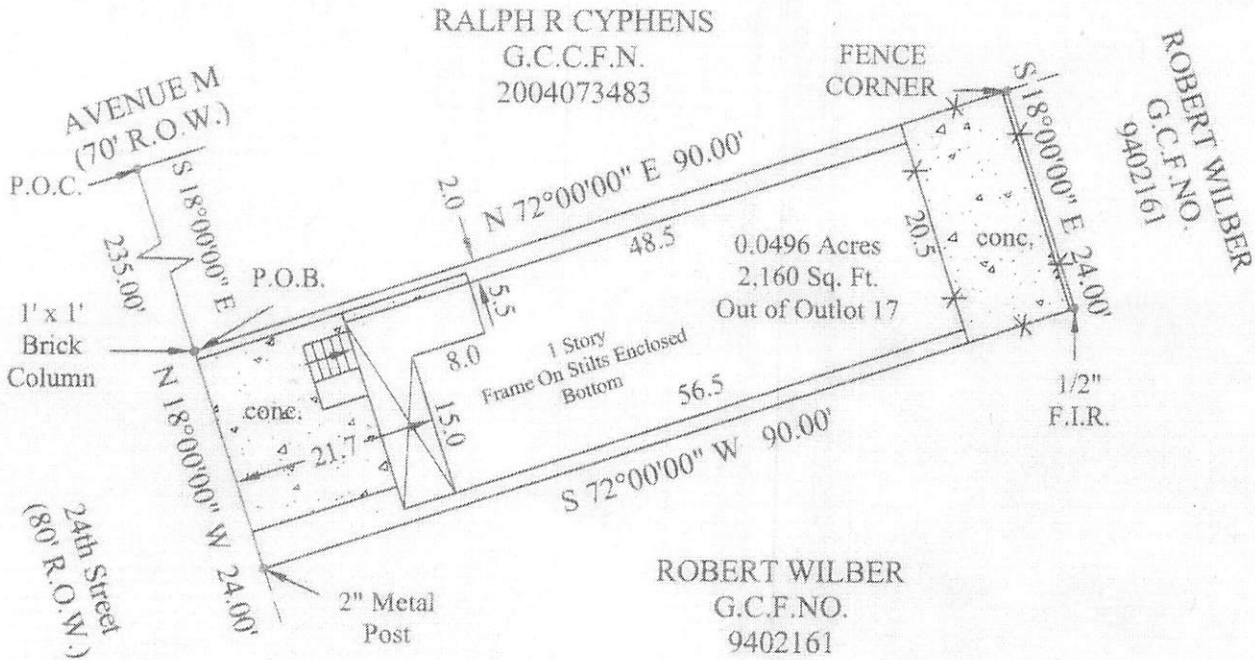
SWORN AND SUBSCRIBED this 29 day of September 2022

Notary Public [Signature]



(TXR-1907) 02-01-2010

CHAIN LINK FENCE



BASIS OF BEARING: BEARING BASED ON THE EASTERLY R.O.W. OF 24TH STREET

<b>SURVEYOR INFORMATION:</b>			
 Texas Values Texas Strong Since 1987 P.O. BOX 1697 PEARLAND, TEXAS 77568 FAX: (281) 489-8321 PHONE: (281) 997-1585 WWW.JUSTINBRANTLEY@SRGGLOBAL.NET RE: HABIL A ESPINOZA	 DEANNA MORRIS 6710 STEWART ROAD #200 GALVESTON, TEXAS 77551 (409) 744-0727 FAX (409) 744-3909	 David Bowers 409-763-8030	ROBERT ZAHN KAREN DERR & ASSOCIATES 409-939-9237

CLIENT GF#: 114330-K
SURVEY FILE #: 08-235-06
SURVEY INVOICE #: 52505
SURVEYOR: CR
DRAFTER: C. Resendez
APPROVED: S.L. Wright
CERTIFIED TO: (AS FURNISHED)
Southland Title Company Nathan Sims & Susan Mckeen

LEGEND	
A/C: AIR CONDITIONER	P.C.: POINT OF CURVATURE
B/DG: BUILDING	P.C.P.: PERMANENT CONTROL POINT
(C): CALCULATED	P.I.: POINT OF INTERSECTION
C/B: CHORD BEARING	P.O.B.: POINT OF BEGINNING
C/W: CONCRETE BLOCK WALL	P.O.C.: POINT OF COMMENCEMENT
CL: CENTERLINE	P.P.: POWER POLE
CONC: CONCRETE	P.R.C.: POINT OF REVERSE CURVATURE
COV: COVERED	P.R.M.: PERMANENT REFERENCE MONUMENT
C/S: CONCRETE SLAB	P.T.: POINT OF TANGENCY
(D): DESCRIPTION	CLP: CHAIN LINK FENCE
D/W: DRIVEWAY	WF: WOOD FENCE
E.O.W.: EDGE OF WATER	HW: HOOD-WIRE FENCE
(M): MEASURED	

SURVEYOR'S CERTIFICATE	
I, Steven L. Wright, Texas Registered Professional Land Surveyor No.4823, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.	
	FOR THE FIRM
SURVEYOR'S NAME: STEVEN L. WRIGHT	DATED: 08-28-06