

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

Date: 02/09/2023 GF No. \_\_\_\_\_  
Name of Affiant(s): Glenn & Regina Flewellen  
Address of Affiant: 1023 Gum Gully Rd Crosby, Texas 77532  
Description of Property: ABST 179 J SHAW SUR LOTS 99 & 100 (97-0) CRYSTAL BEACH 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 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 2/17/2016 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.

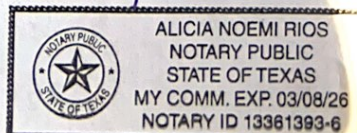
EXCEPT for the following (If None, Insert "None" Below):

- 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.

Glenn Flewellen  
Regina Flewellen

SWORN AND SUBSCRIBED this 10 day of February, 2023.

Alicia Noemi Rios  
Notary Public  
(TXR 1907) 02-01-2010



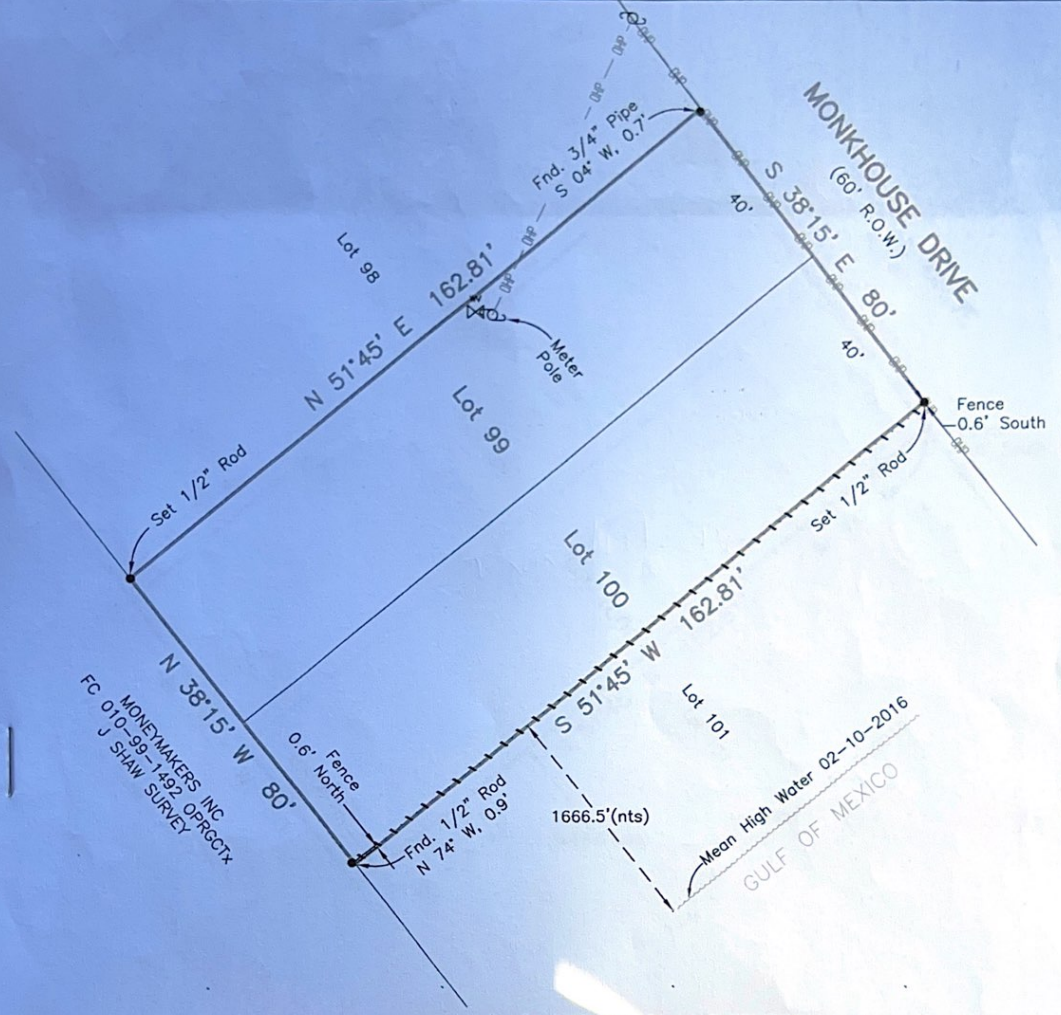


**LEGEND**  
 (nts) Not to Scale

	Boundary Line		Wood Fence
	Water, Valve		
	Power Pole		
	Overhead Power		

929 Monkhouse Drive, Crystal Beach, TX 77650

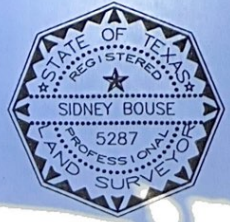
SCALE: 1" = 30'



Survey of Lots Ninety-Nine (99) and One Hundred (100) of CRYSTAL BEACH SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 54 and transferred to Plat Record 1, Map No. 60, both of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Sidney Bouse  
 Registered Professional  
 Land Surveyor No. 5287



**COASTAL SURVEYING OF TEXAS, INC.**  
 P.O. BOX 2742 (mailing)      ph (409) 684-6400  
 CRYSTAL BEACH, TX 77650      fx (409) 684-6112

975 LAZY LANE WEST, CRYSTAL BEACH  
 Firm Registration Certificate No. 10026601  
 SURVEYGALVESTON.COM

- NOTES:**
- 1) Bearings based on Monumentation of West line of Monkhouse Drive.
  - 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
  - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).

SURVEY DATE February 17, 2016  
 FILE No. 2895-0000-0099-000  
 DRAFTING ms  
 JOB No. 16-0140

Surveyed without the benefit of a Title Report.