

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

Date: 3/1/2023

GF No. _____

Name of Affiant(s): Antonia M Trcka

Address of Affiant: 709 Cumberland Ridge Ln, League City, TX 77573

Description of Property: WESTOVER PARK SEC 15 (2009) ABST 614, BLOCK 1, LOT 2, ACRES 0.2292

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.

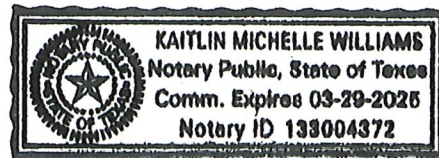
4. To the best of our actual knowledge and belief, since 2012 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction 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.

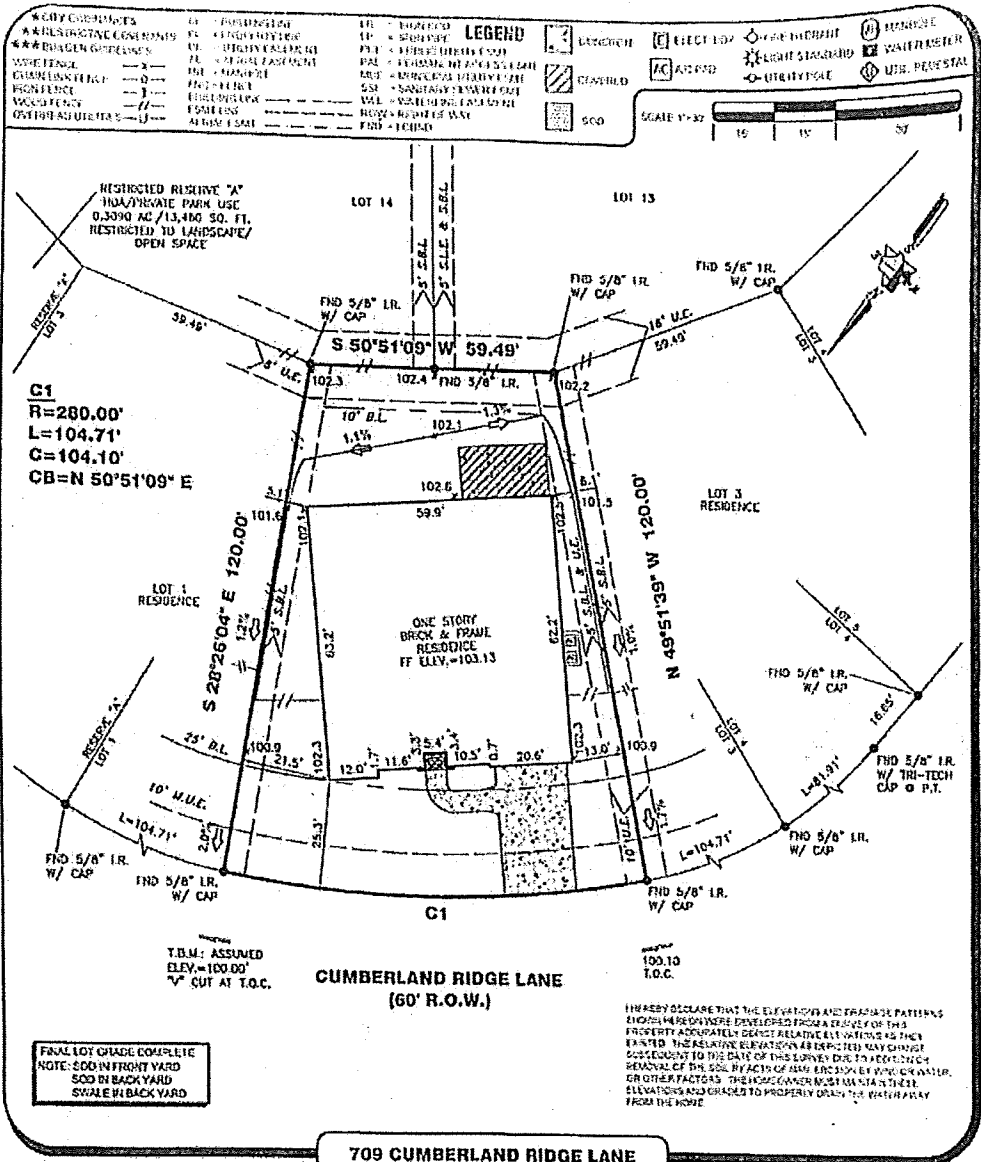
Antonia M Trcka
Antonia M Trcka



SWORN AND SUBSCRIBED this 1st day of March, 23
Kaitlin Williams
Notary Public

Kimberly Harding

(TXR-1907) 02-01-2010



PROPERTY INFORMATION

LOT 2 BLOCK 1

SUBDIVISION:
WESTOVER PARK SECTION 15

RECORDING INFO:
PLAT RECORD 2009A, MAP NO. 16 & 17
MAP RECORDS, GALVESTON COUNTY, TEXAS

BORROWER:
CHARLES TRICKA & ANTONIA TRICKA

TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD
G.F.# ETH1201679 O.F. DATE: 06-07-12

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y21314-12
CLIENT JOB NO: N/A
DRAWN BY: MB/JRC
DEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 485488 PANEL: 0025D
REVISED DATE: 9-27-99 ZONE: "X"

709 CUMBERLAND RIDGE LANE

NOTES:

ALL ELEVATIONS AND DIMENSIONS SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL LOTS CAP ARE SHOWN WITH DIMENSIONS UNLESS OTHERWISE NOTED.

EXISTING TRAFFIC SIGNAGE AT THE INTERSECTION OF THE CENTERLINE OF CUMBERLAND RIDGE LANE AND THE ASSIGNED SECTION RECORD MAP IS TO BE MAINTAINED.

REVISIONS: CORRECTIONS AND REVISIONS ARE LISTED ON PLAT RECORD 2009A MAP NO. 16 & 17, RECORD 2009A, GALVESTON COUNTY, TEXAS. REVISIONS: 1. 06-07-12, 2. 06-07-12, 3. 06-07-12.

PROPERTY SUBJECT TO RECORDING RESTRICTIONS, REGULATIONS, AND AGREEMENTS IN FORCE.

ADDITIONAL INFORMATION PROVIDED HEREON IS BELIEVED TO BE CORRECT AND COMPLETE AS OF THE DATE OF SURVEY. THIS SURVEY WAS CONDUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF RECORD MAPS AND THE SURVEY WAS BASED ON THE RECORD MAP, PLAT AND FIELD RECORDS OF CONSTRUCTION. THIS IS A REVISION OF THE RECORD MAP. THIS RECORD MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS SURVEY DOES NOT ADDRESS ANY ELEVATION CHANGES OR OTHER CHANGES IN STRUCTURE FEATURES. VERIFICATION OF THE CORRECT ELEVATION, ASSUMPTIONS OR DIMENSIONS, LATEST OTHER MAPS AND RECORDS IS THE RESPONSIBILITY OF THE USER.

REVISIONS

NO.	DATE	REASON	BY
1	06-07-12	FIELD SURVEY	JRC
2	06-07-12	FINAL REVISION	MB-D
3	06-07-12	ADD SURVEY	JRC

TRI-TECH SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM
1001 Westlake Drive, Suite 1000
Houston, Texas 77012 | Tel: (713) 667-8800

CERTIFICATION

I, the undersigned, being a duly qualified and licensed professional land surveyor in the State of Texas, do hereby certify that the above is a true and correct copy of the plat as recorded in the public records of Galveston County, Texas, and that the same is a true and correct copy of the plat as recorded in the public records of Galveston County, Texas.

10-09-12

Charles Tricka

DATE FOR RECORDATION

X Antonia M. Tricka