

A SURVEY OF LOT EIGHT (8) IN BLOCK THREE (3) OF TUSCAN LAKES, SECTION 90-1, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2005A, MAP NO. 55 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

Scale: 1 inch = 20 feet

For David B. Whittington,  
 exclusively:  
 Christopher Trukey, Registered Professional Land Surveyor  
 in the State of Texas, hereby certifies that this plat represents a true and correct copy of the original survey plat as shown to him on October 12, 2011. At the time of this survey there were no encroachments, conflicts or prohibitions apparent on the ground EXCEPT AS SHOWN.

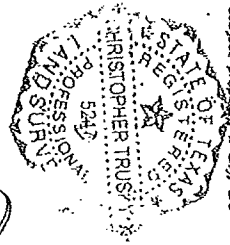
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

*Christopher Trukey*  
 Christopher Trukey  
 Registered Professional Land Surveyor  
 No. 44354  
 281-333-4038

Note:  
 According to FRM Community Form No. 4534530013 D, dated 09/27/10, the property has a Flood Zone AE, which is subject to the property. The plat does not make any representation as to whether or not this property may flood.

Beats of bearings in the right-of-way of Bella Luna Lane and San Nicolo Lane, as platted and monumented.

Other encumbrances affecting the subject property, if any, are not shown.



*Michael Wood*



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

Date: 2-23-24 GF No. \_\_\_\_\_

Name of Affiant(s): Russell M Larocco, Carole Larocco

Address of Affiant: 1285 Bella Luna Ln, League City, TX 77573

Description of Property: TUSCAN LAKES SEC SF 90-1 (2005) ABST 18, BLOCK 3, LOT 8, ACRES 0.300

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 \_\_\_\_\_ 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): generator installed

\_\_\_\_\_

\_\_\_\_\_

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.

Russell M Larocco

[Signature]

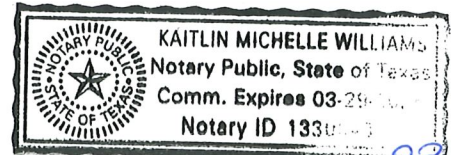
Carole Larocco

[Signature]

Notary Public

Kaitlin Williams

(TXR-1907) 02-01-2010



SWORN AND SUBSCRIBED this 24th day of February, 2024

[Signature]

