

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

Date: 3/2/23 GF No. _____
Name of Affiant(s): Ryan & Crystal Reeves
Address of Affiant: 1707 Tara Circle Texas City, TX 77591
Description of Property: ABST 189 PAGE 1 LOT 17 & N 53 FT OF LOT 16 (17-1) TWELVE OAKS
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 New Mexico, 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 Feb 18, 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): Concrete pool deck extension with pergola

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.

[Signature]

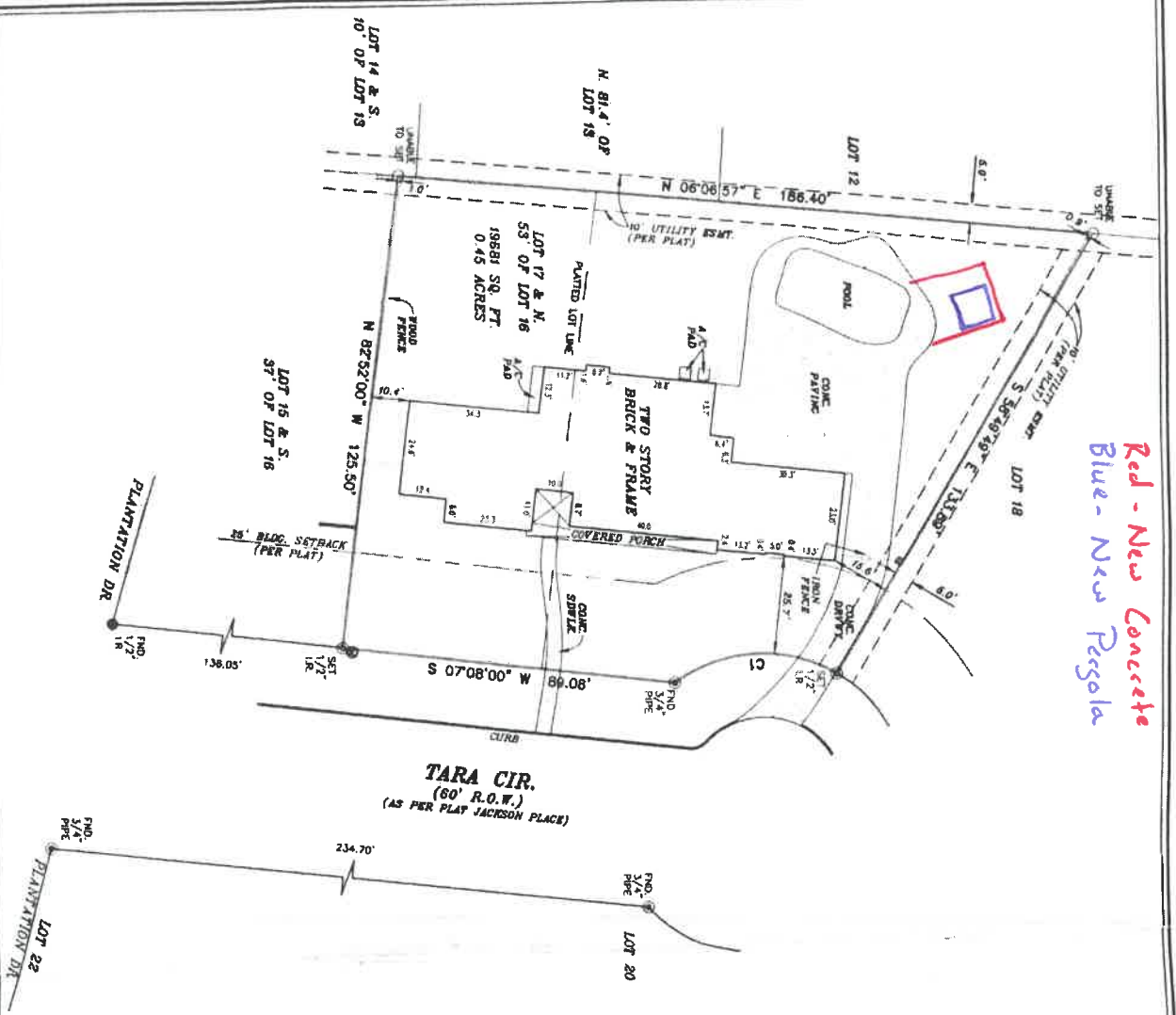
SWORN AND SUBSCRIBED this 2 day of Feb, 2023.

[Signature]

Notary Public
(TXR 1907) 02-01-2010

**SHEILA M. ORTEGA
NOTARY PUBLIC
STATE OF NEW MEXICO
COMMISSION # 1127659
COMMISSION EXPIRES: 11-26-2023**

Red - New Concrete
Blue - New Pergola



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00	45.69	43.25	S 01°33'12" E	65°28'46"

LEGEND

- These standard symbols will be found in the drawings.
- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- IRON FENCE
- PLANTED LOT LINE
- SET 1/2" FROM ROAD
- FOUNDED FROM ROAD
- FOUNDED FROM PERMITS
- WATER LETTER

Legal Description of the Land:
 Lot Seventeen (17) and the North Fifty-three (N. 53) feet of Lot Sixteen (16), in Twelve Oaks Addition, Section One (1) being a subdivision of Lot 1 and part of Lot 2 in the Pocket Subdivision in the S.L. & M.G. R.R. Survey in Robertson County, Texas, according to the map or plat thereof recorded in Volume 25-4-1-1, Page 13, in the Office of the County Clerk of Robertson County, Texas.

NOTE:
 THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY EQUITY NATIONAL TITLE INSURANCE COMPANY OF NO. 011879210 ISSUED ON 02/17/2016.
 FLOOD INFORMATION: PANEL: 0023 C
 REV. DATE: 02/07/1983
 ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON THE FLOOD INFORMATION OBTAINED FROM THE NATIONAL FLOOD INSURANCE DATA CENTER AND IS NOT INTENDED TO OBTAIN STRUCTURE FOR THE FLOOD'S ACHIEVE.

I, **S. E. LUSCOMBE**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **EGLESTAR TITLE COMPANY, LLC**

that the above map is the real and correct plat of the land shown hereon and that, further certify that all statements and rights-of-which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey, and that the same are correct and true.

Witness my hand and seal of office at **ELLERRESTON**, County, Texas, this **02** day of **February**, 2016.

Address: **1101 TARA CIR., TEXAS CITY, TX 77381** OF NO. **011879210**

Overland Consortium Inc.
 2000 West 17th Street, Suite 100
 Fort Worth, TX 76102
 Tel: 214-940-8800 Fax: 214-947-4678



GRAPHIC SCALE

0' 30' 60'

LAND TITLE SURVEY

JOB NO.	1607003338	IND.	REVISION	DATE
DATE:	02/18/16			
DRAWN BY:	ML			
APPROVED BY:	S.E.L.			

STATE OF TEXAS
 LAND SURVEYING
 S. E. LUSCOMBE
 4434
 Registered Professional Land Surveyor
 Registration No. 4434

PLAT REGISTRATION NO. 10180700
 S. E. LUSCOMBE, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 4434
 CONVEY ALL RIGHTS REFERENCED TO OVERLAND CONSORTIUM INC.