

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

Date: 4/21/23 GF No. \_\_\_\_\_  
Name of Affiant(s): Jenna Brown  
Address of Affiant: 423 Abbey Ln  
Description of Property: \_\_\_\_\_  
County: ~~Harris~~ 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 April 05, 2019 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): \_\_\_\_\_

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.

Jenna Brown

SWORN AND SUBSCRIBED this 3rd day of May, 2023

Notary Public [Signature]

(TXR-1907) 02-01-2010

Lana Sanders, 9600 Great Hills Trail, Suite 150W Austin, TX 78758  
Lana Sanders



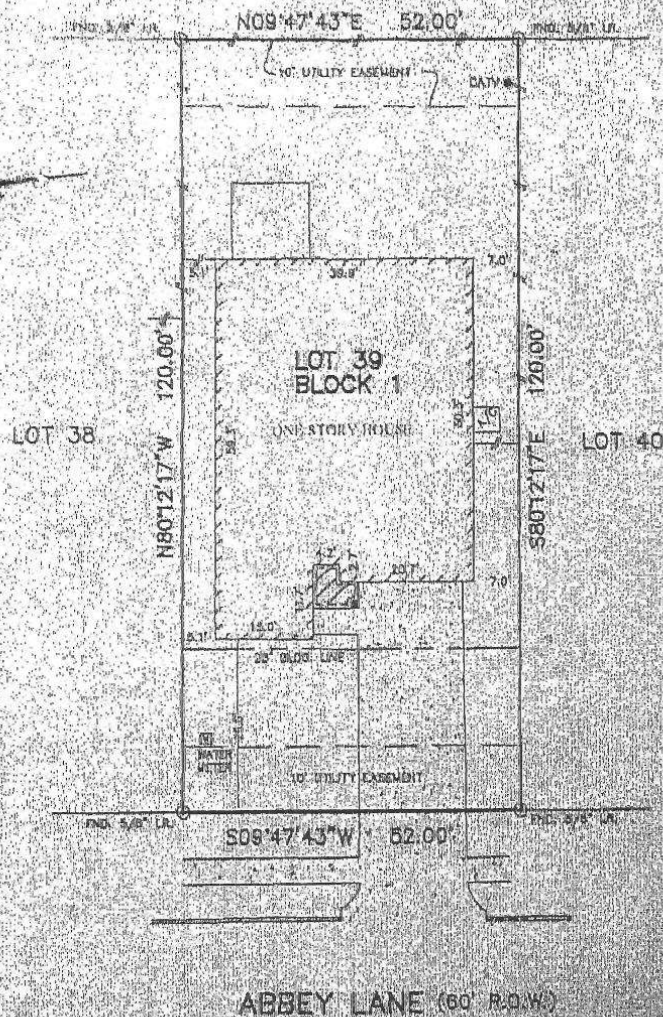
Phone: 2816355674 Fax: \_\_\_\_\_  
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Gene L. Baun

Joe L. Baun

LANDSCAPE/ OPEN SPACE RESERVE



NOTES

1. THIS SURVEY WAS PREPARED BASED ON A TITLE REPORT ISSUED BY DEWART TALL, SURVEYOR, 201 LINDSEY BLVD., SUITE 100, DALLAS, TEXAS 75244, DATED 02-10-2005.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE HORIZONTAL PLAT.
3. SUBJECT TO RESTRICTIONS SET FORTH IN 2004-2005, PL. 165 (S.D.C.C. & F.M. CODE) AND 2004-2005, PL. 165 (S.D.C.C. & F.M. CODE).
4. 2004-2005, PL. 165 (S.D.C.C. & F.M. CODE).

PLAT OF SURVEY

SCALE: 1" = 40'

PREPARED DATE: 03-23-05 (FINAL)

DEWART TALL SURVEYOR, 201 LINDSEY BLVD., SUITE 100, DALLAS, TEXAS 75244, DATED 02-10-2005, HAS REVIEWED THIS PLAT AND CERTIFIES THAT IT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 23rd DAY OF MARCH, 2005.

JOE L. BAUN  
SURVEYOR  
ALL INFORMATION IS TRUE  
DATE: 03-23-05

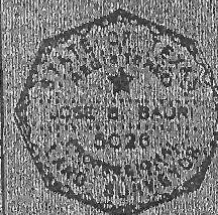


ALL INFORMATION IS TRUE

BEING LOT 39, BLOCK 1  
WESTOVER PARK, SECTION 8B  
PLAT RECORD 2004A, MAP No. 165,  
GALVESTON COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
RESULTS OF A SURVEY MADE ON THE GROUND ON THE 23rd  
DAY OF MARCH, 2005.

Joe L. Baun



ALL RIGHTS RESERVED BY THE SURVEYOR. IN THE EVENT OF A DISPUTE, THE SURVEYOR SHALL BE THE FINAL AUTHORITY. THIS PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

4-12-16