

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

Date: April 25, 2023 GF No. _____

Name of Affiant(s): Gary and MaryJo Smith

Address of Affiant: 4107 Maison Rouge, Galveston, TX 77554

Description of Property: Lot 69, Blk 11 Pirates Beach Sec. 2
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:

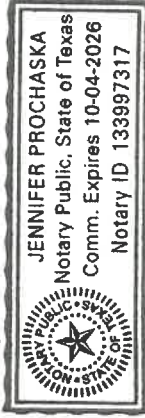
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.");
2. We are familiar with the property and the improvements located on 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 August 31, 2020 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, replatting, 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): Cargo lift installed adjacent to north side of house.

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.

Jennifer Prochaska
MaryJo Smith



SWORN AND SUBSCRIBED this 27th day of April, 2023
Jennifer Prochaska
Notary Public

(TXR-1907) 02-01-2010

BH&B Gary Greene-In Town, 2615 Broadway Galveston, TX 77550
Tanya Jones

Phone: 4097638030
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com



TITLE COMPANY:
stewart
 title guaranty company
 409-763-4641

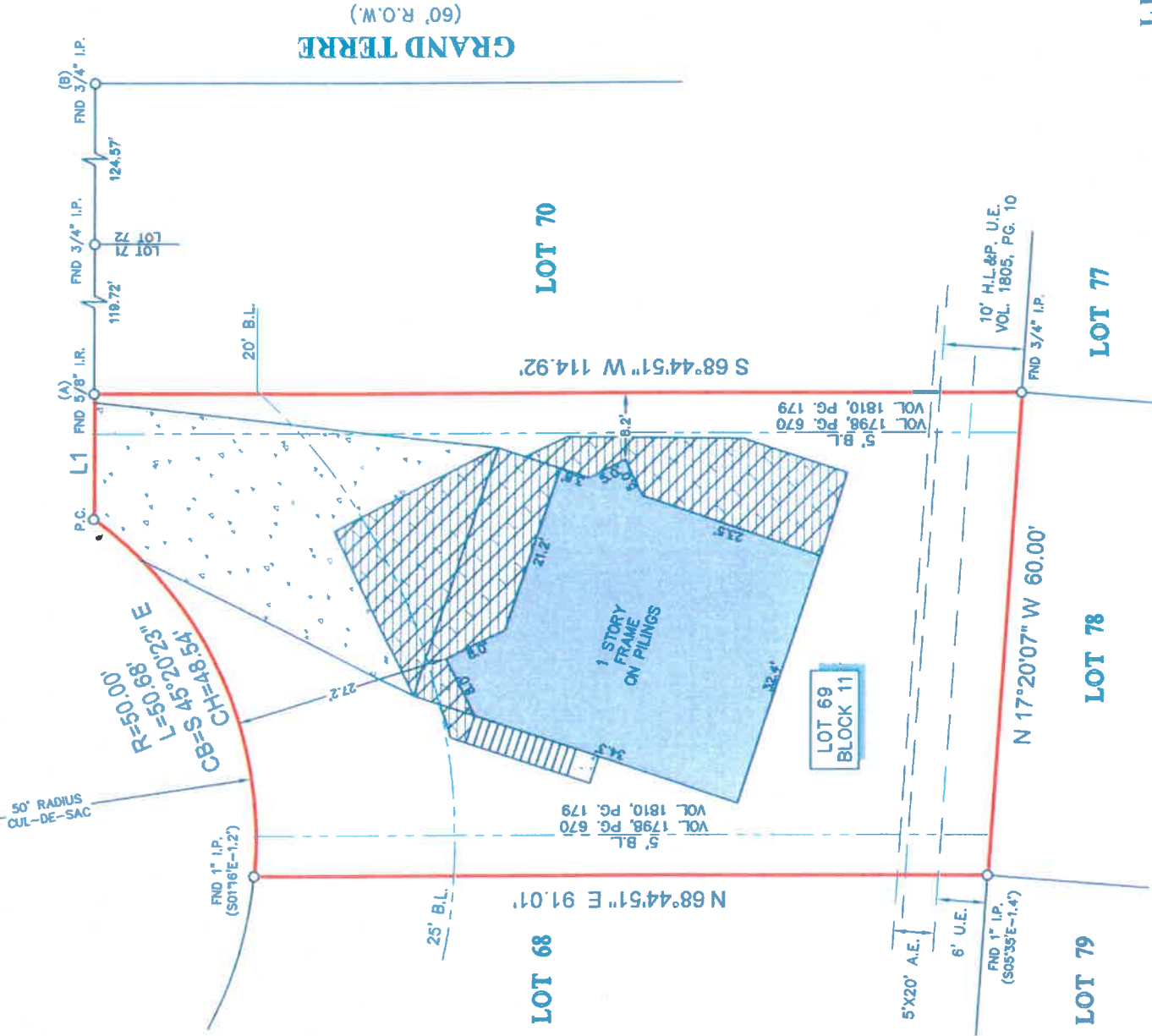
DANA PHILLIPS
 G.F. # 853661
 ISSUE DATE: AUGUST 6, 2020



LINE	BEARING	DISTANCE
L1	S 21°15'08" E	15.54'



MAISON ROUGE COURT
 (60' R.O.W.)



LEGEND

B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
STEPS	STEPS
CONCRETE	CONCRETE
ELEVATED WOOD DECK	ELEVATED WOOD DECK

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY.
- THIS SURVEY IS CERTIFIED TO STEWART TITLE GUARANTY COMPANY FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON AUGUST 6, 2020, UNDER G.F. NO. 853661.
- AGREEMENT WITH HOUSTON LIGHTING & POWER COMPANY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1860, PAGE 111, AND VOLUME 1788, PAGE 245, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.
- DUNE EASEMENT IN FAVOR OF GALVESTON COUNTY, TEXAS AS RECORDED IN F.C. NO. 013-77-0181, O.P.R.R.P.G.C.

LEGAL DESCRIPTION: LOT 69, IN BLOCK 11, OF PIRATES BEACH, SECTION 2, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 67 OF THE MAP RECORDS, AND HAVING BEEN TRANSFERRED TO PLAT RECORD 8, MAP NO 1, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 11, 2020, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
 4148

CUSTOMER: GARY L. SMITH AND MARYJO SMITH
ADDRESS: 4107 MAISON ROUGE COURT
 www.survey1inc.com
 survey1@survey1inc.com

FIELD CREW: JJ RK
DRAFTER: MC(V) LT
DATE: AUG. 11, 2020
JOB# 8-87022-20

Survey 1, Inc.
 Your Land Survey Company
 Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382