

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

Date: June 9, 2023

GF No. \_\_\_\_\_

Name of Affiant(s): Scott S. B. Divers, Anne Divers

Address of Affiant: 4419 Buffalo Lake Court, Richmond, Tx 77406

Description of Property: Lot 8, Villas of Las Palmas First Amending Plat

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 May 21, 2021 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.

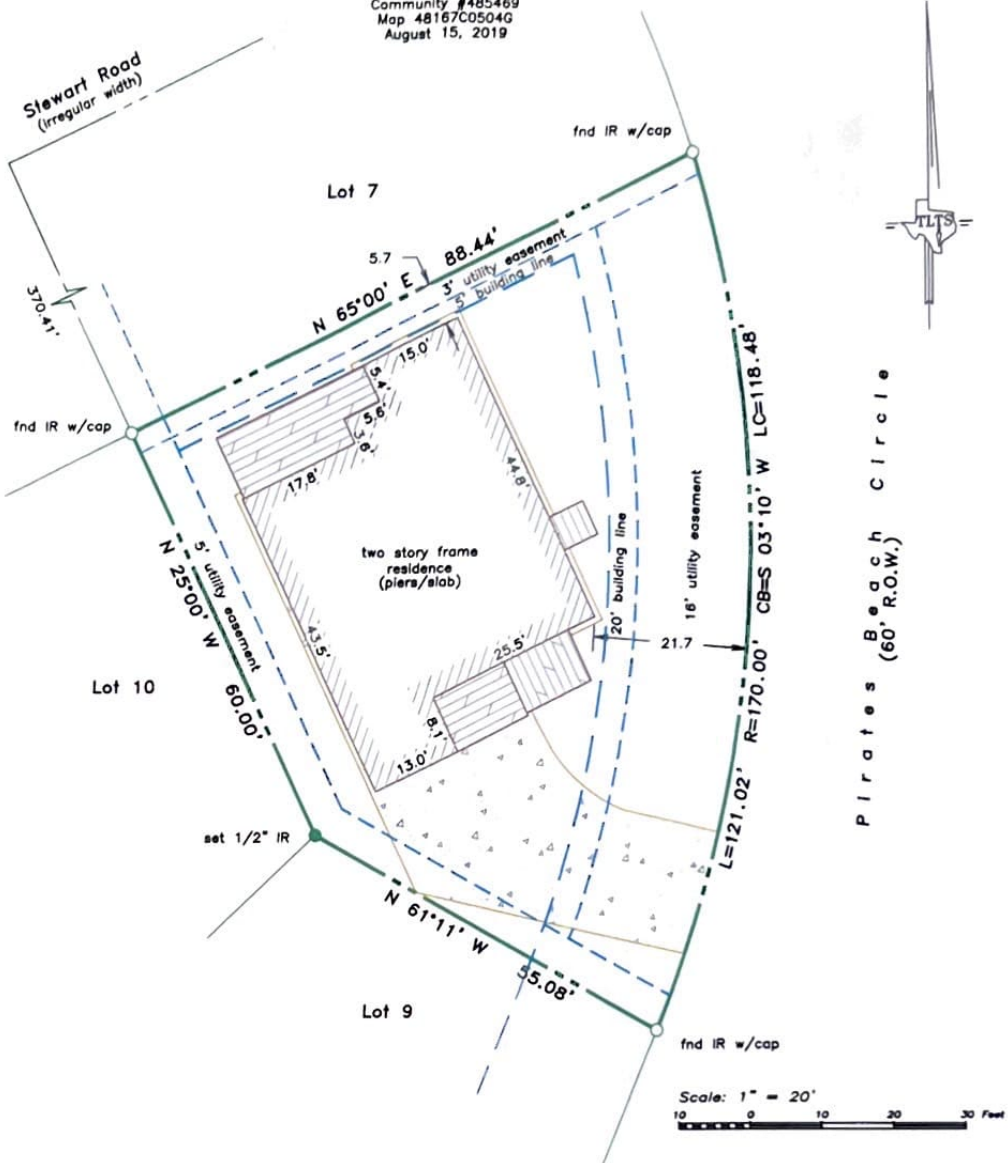
Scott S. B. Divers  
Scott S. B. Divers

Anne Divers  
Anne Divers

SWORN AND SUBSCRIBED this 13 day of June, 2023  
Cherie Schade  
Notary Public



(TXR-1907) 02-01-2010



LAND TITLE SURVEY OF A TRACT OF LAND being Lot 8, of VILLAS OF LAS PALMAS FIRST AMENDING PLAT, a subdivision in Galveston County, Texas according to the plat thereof recorded in Volume 2007B, Page 8 of the Map Records of Galveston County, Texas.

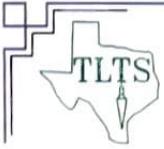
NOTES:  
 NO RECORDS SEARCH CONTRACTED.  
 SURVEY PREPARED FROM TITLE COMPANY SPECIFICATIONS. CLIENT RELIES SOLELY ON TITLE COMPANY SPECIFICATIONS AS TO RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC.; CLIENT AND TITLE COMPANY HOLD TLTS, INC. HARMLESS FROM RESPONSIBILITY FOR SAME

- Restrictions as per recorded plat unless otherwise noted
- True ground distances shown
- Bearings and distances as platted
- True ground distances shown
- File #2007029175, OCCGC
- 16' CenterPoint UE on a street
- 10' UE as per plat w/in 16' UE
- Survey monuments reconciled w/numerous previous surveys

Subject property: 3731 Pirates Beach Circle  
 Galveston County, Texas  
 This survey is certified for this transaction only and may only be relied on by Scott Divers, Ann Divers and Stewart Title Co., GF #1216509. This survey is only valid if print has original seal and signature of surveyor.  
 I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.



Laurence C. Wall  
 RPLS #4814  
 March 25, 2021



TLTS, Inc.  
 TEXAS LAND TITLE SURVEYORS  
 1801 Moody Avenue  
 Galveston, Texas 77550  
 (409) 765-8883