



(4310) SHERMAN STREET  
(55' ROW)

NOTE: Restrictive Covenants as recorded in V-515, P-595.

OWNER	PROPERTY ADDRESS
Placer Creek Investments LLC	4310 Sherman Street

DESCRIBED PROPERTY

Lot 8 of the Yeager Special Subdivision of the South 1/2 of SECTION 182, in the City and County of Galveston County, Texas, according to the map or plat of said Special Subdivision thereof, recorded in Volume 387, Page 279, in the Office of the County Clerk of Galveston County, Texas.



I am hereby certifying that the survey was for my own use on the ground or the ground's surface, and that I am a duly licensed and qualified surveyor, and that I am not a party to any litigation, and that I am not a party to any litigation, and that I am not a party to any litigation, and that I am not a party to any litigation.

**SURVEY 1, INC.**  
P. O. BOX 2543 • ADRIAN, TX 77517  
(281) 522-1382 • Fax (281) 522-1383

**WEATHER PROPERTY DOES NOT LIE IN A FLOOD ZONING FLOOD HAZARD AS PER FLOOD MAP NO. 485459 0020 E 12-5-02 Zone X**

WORK #	31358	DATE	5-12-06
LOT #	05209510	DATE	5-4-06

**NOTES**

ALL SURVEY AND RECORDS ARE FOR THE USE OF THE SURVEYOR AND HIS SUCCESSORS AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS OR ANY OTHER DAMAGE CAUSED BY THE USE OF THIS SURVEY OR RECORDS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS OR ANY OTHER DAMAGE CAUSED BY THE USE OF THIS SURVEY OR RECORDS.

OFFICE	HE
CHECKED	
FINAL CHECK	

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

Date: October 10, 2023 GF No. \_\_\_\_\_

Name of Affiant(s): Dennis Sheehan, Diane Sheehan

Address of Affiant: 4310 Sherman Blvd., Galveston, Tx 77550

Description of Property: Lot 8, Yeager Subdivision, City of Galveston  
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 October 15, 2009 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:) A pool was added directly behind the house the interior of one story brick and wooden garage was updated without changing its existing footprint and a wooden covered deck was added in backyard.

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.

Dennis Sheehan  
Diane Sheehan

Diane Sheehan

SWORN AND SUBSCRIBED this 10 day of October, 2023

Notary Public



(TXR-1907) 02-01-2010