

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

Date: 7/12/2023 GF No. _____
Name of Affiant(s): Ryann Stanley and Benjamin F. Stanley / POA for Brett Detamore
Address of Affiant: 28500 Rice Rd. Hockley, TX 77447
Description of Property: 13447 Binnacle Way, Galveston, TX 77554
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:

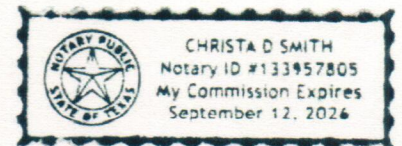
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 5/20/22 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): None

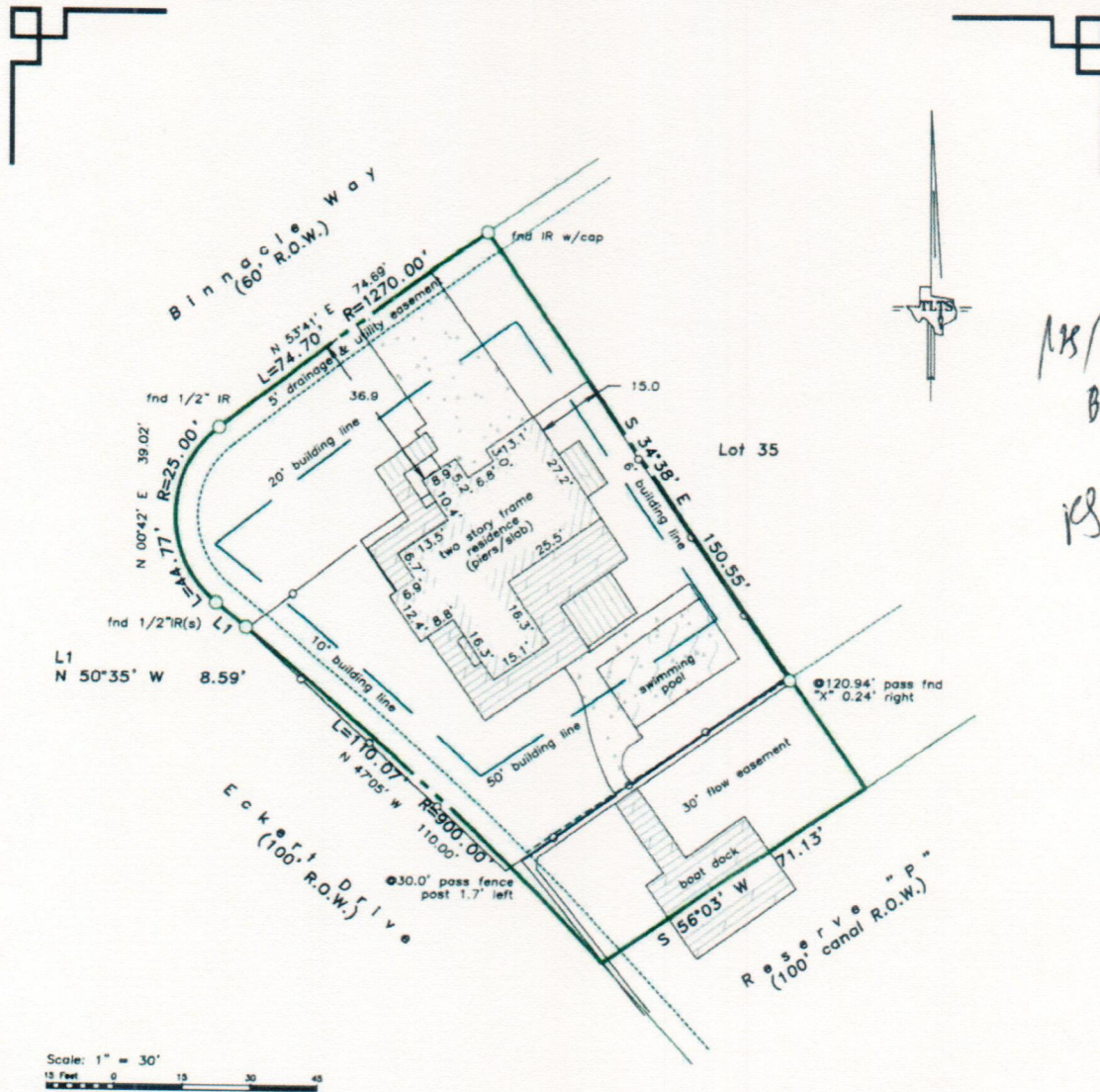
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Ryann Stanley
B. F. Stanley, Power of Attorney for Brett Detamore
SWORN AND SUBSCRIBED this 13 day of July, 2023

Christa D Smith
Notary Public



(TXR 1907) 02-01-2010



138/POA for
Brett Detamore
jcs

LAND TITLE SURVEY OF A TRACT OF LAND being Lot 36, in Block 11, of PIRATES COVE, SECTION 6 SECOND AMENDING PLAT, a subdivision in Galveston County, Texas, according to the plat recorded in Volume 18, Page 574, in the Office of the County Clerk 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 assumed as platted plat unless otherwise noted
- File #9226209, OCCGC
- 6' side building lines
- Survey monuments reconciled w/numerous previous surveys

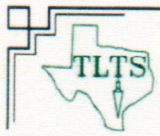
NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone AE
Community #485459
Map 48167C0508G
August 15, 2019



Laurence C. Wall

Laurence C. Wall
RPLS #4814
April 14, 2022

Subject property: 13447 Binnacle Way
Galveston County, Texas
This survey is certified for this transaction only and may only be relied on by Brett Detamore, Ryann Detamore and South-Land Title Co., GF #GV2291380. 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.



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