

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

Date: September 1, 2023

GF No. _____

Name of Affiant(s): Zachary J Briseno,

Address of Affiant: 302 South Cobb Street

Description of Property: ABST 638 J LEAGUE SUR LOT 76 THELMA D ARMSTRONG SUB

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."): n/a

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.

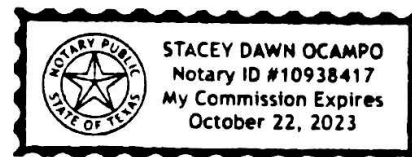
4. To the best of our actual knowledge and belief, since May 6, 2021 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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:) 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.

Zachary Jacob Briseno
Zachary Jacob Briseno



Notary Public SWORN AND SUBSCRIBED this 1st day of September, 2023

Stacey Dawn Ocampo
Stacey Dawn Ocampo
(TXR-1907) 02-01-2010

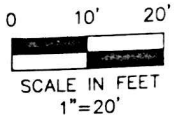
LEGEND

G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
 G.C.D.R. = GALVESTON COUNTY DEED RECORDS
 G.C.M.R. = GALVESTON COUNTY MAP RECORDS
 VOL. Pg. = VOLUME, PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 C.I.R. = CAPPED IRON ROD
 I.R. = IRON ROD
 I.P. = IRON PIPE

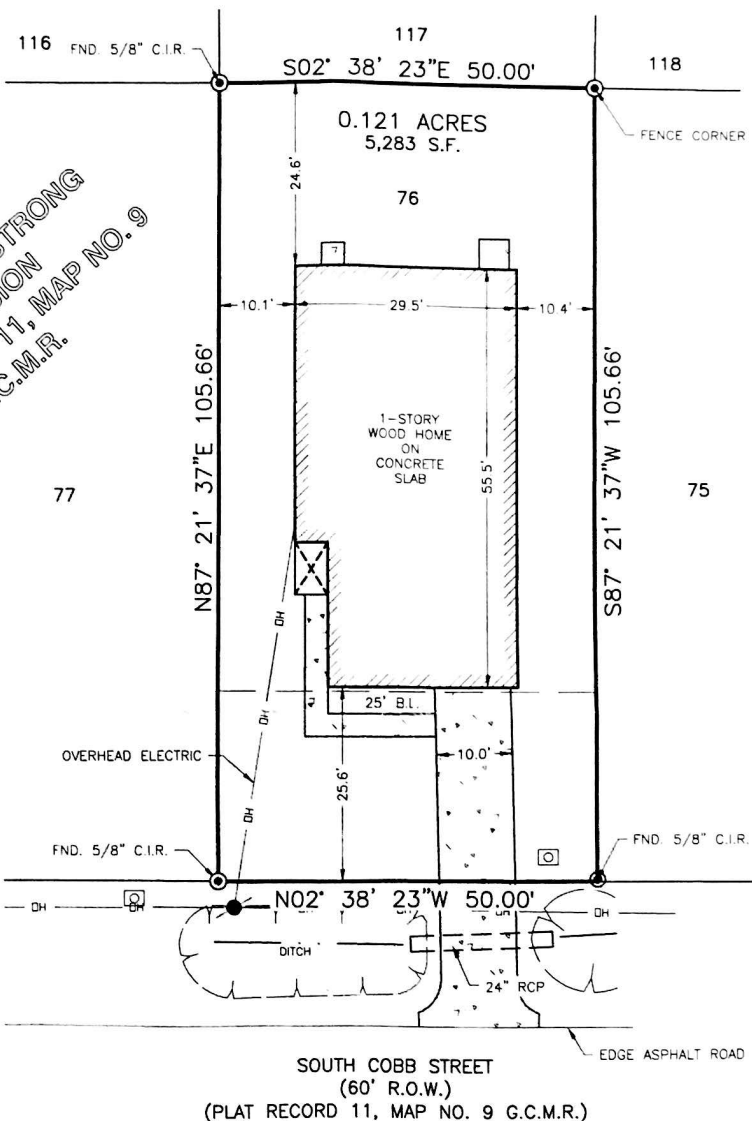
U.E. = UTILITY EASEMENT
 A.E. = AERIAL EASEMENT
 D.E. = DRAINAGE EASEMENT
 B.L. = BUILDING LINE
 S.F. = SQUARE FEET
 No. = NUMBER
 FND. = FOUND
 R.O.W. = RIGHT-OF-WAY

○ = FOUND 5/8" C.I.R. "BAKER&LAWSON"
 ○ = UNLESS NOTED
 ○ = SET 5/8" C.I.R. "BAKER&LAWSON"
 ⊙ = MANHOLE
 ⊕ = CLEAN OUT
 ⊖ = WATER METER
 ● = POWER POLE

☒ = TELEPHONE BOX
 ⊗ = LIGHT POLE
 ⊕ = GAS METER
 ⊖ = FIRE HYDRANT
 ⊕ = WATER VALVE
 ⊖ = INLET
 ⊕ = GUY
 ⊖ = SIGN
 ⊖ = MAIL BOX
 ⊕ = BENCHMARK
 ⊖ = UTILITY BOX



THELMA D. ARMSTRONG
 SUBDIVISION
 PLAT RECORD 11, MAP NO. 9
 G.C.M.R.



FOR: ZACHARY BRISENO
 ADDRESS: 302 SOUTH COBB STREET, TEXAS CITY, TEXAS
 COMMITMENT No.: 20-66425-32; EFFECTIVE: NOVEMBER 4, 2020
 TITLE COMPANY: PLATINUM TITLE PARTNERS, LLC

- NOTES:
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 3. BUILDING LINES ARE PLOTTED PER TEXAS CITY ORDINANCE.
 4. THIS SURVEYED TRACT IS SUBJECT TO RESTRICTIONS, REGULATIONS AND ORDINANCES, IF ANY.

PLAT OF SURVEY
 BEING A 0.121 ACRE TRACT
 LOT 76, OF THELMA D. ARMSTRONG SUBDIVISION
 PLAT RECORD 11, MAP NO. 9 G.C.M.R.
 IN THE J.C. LEAGUE SURVEY, ABSTRACT No. 638
 IN GALVESTON COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ON THE 22ND DAY OF MARCH 2021.

Devin Roy 3-25-21
 DEVIN R. ROY DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6667



FEMA MAP NO.: 48167C0265G
 REVISED DATE: AUGUST 15, 2019
 FLOOD ZONE: "X" (SHADED)



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 300 East Cedar, Angleton, TX 77515
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 www.bakerlawson.com
 Licensed Surveying Firm No. 10052500