

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

Date: September 29, 2023

GF No. _____

Name of Affiant(s): Estate of Adith Patricia Register,

Address of Affiant: 1305 Oak Dr, Hitchcock, TX 77563

Description of Property: ABST 13 W H JACK SUR LOT 24 BLOCK 1 GARDEN TERRACE

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 _____, personally appeared Affiant(s) who after by me being sworn, stated: TX

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 1962 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, replatings, 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.

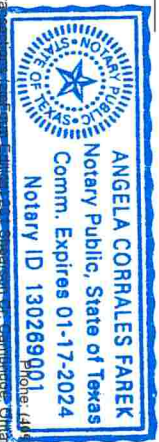
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.


Estate of Adith Patricia Register

SWORN AND SUBSCRIBED this 3rd day of October, 2023

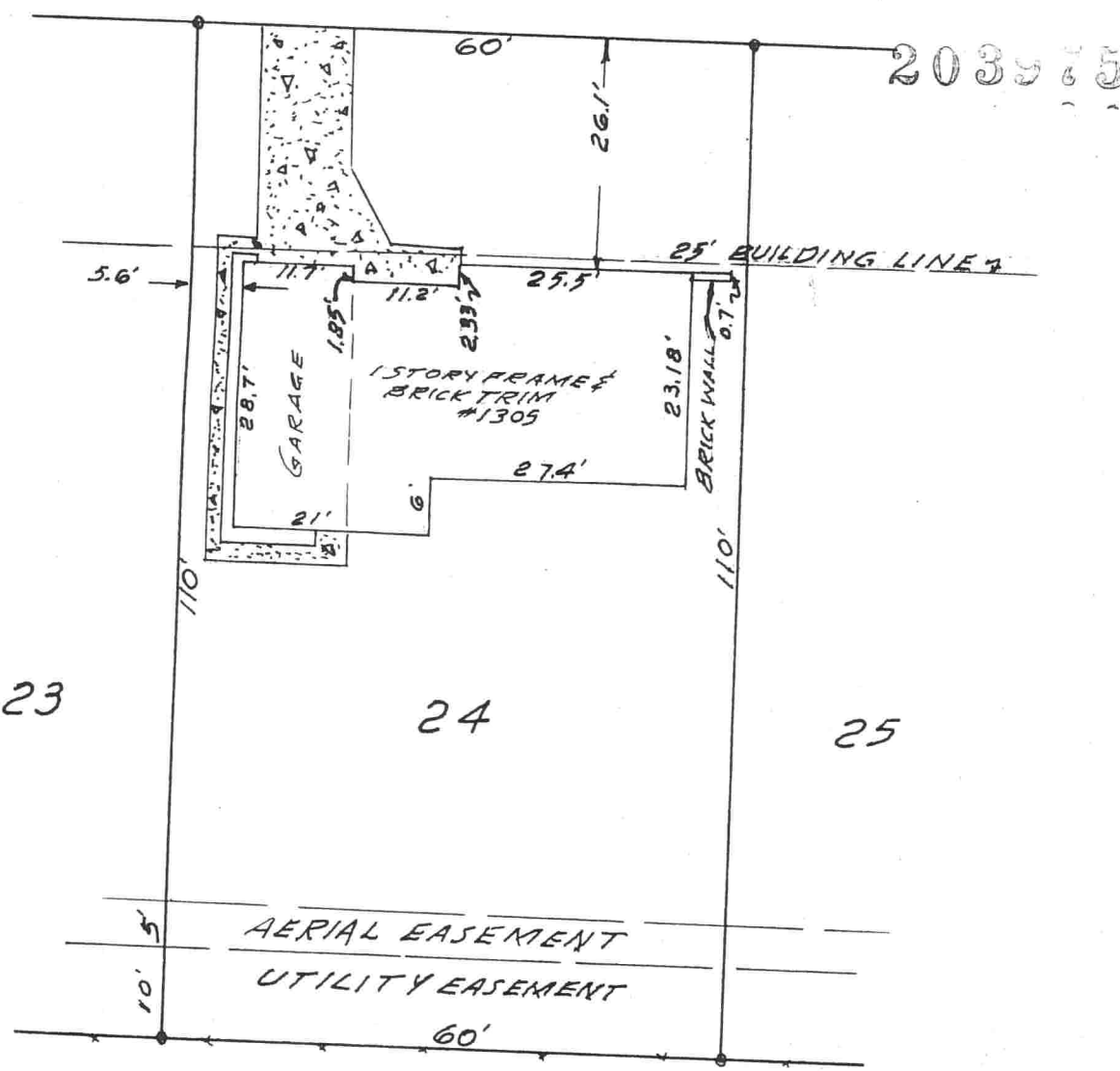
Angela Corrales Farek
Notary Public

Angela Corrales Farek
(TXR-1907) 02-01-2010



OAK DRIVE (60')

203565



SURVEY OF LOT 24 IN BLOCK 1 OF GARDEN TERRACE SECTION 1, IN GALVESTON COUNTY, TEXAS, ACCORDING TO REVISED PLAT OF SAID GARDEN TERRACE SECTION 1, OF RECORD IN VOL. 254-A, PAGE 75, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

I HEREBY CERTIFY THAT ON JANUARY 20, 1962, I SURVEYED THE ABOVE DESCRIBED PROPERTY TOGETHER WITH IMPROVEMENTS LOCATED THEREON AND THAT THE ABOVE PLAT TOGETHER WITH DIMENSIONS AS SHOWN IS TRUE AND CORRECT AS OF THE ABOVE DATE. THERE ARE NO OVERAGES OR SHORTAGES IN THE ABOVE LOT AND NO ENCROACHMENTS AS OF THE DATE OF THIS SURVEY.

o - INDICATES IRON CORNERS FOUND. BASIS OF SURVEY: ORIGINAL CORNERS OF SUBDIVISION.

JANUARY 20, 1962

SCALE: 1" = 20'

L. L. LOWERY
& ASSOCIATES

BY L. L. Lowery
REGISTERED PUBLIC SURVEYOR NO. 58.

