

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

Date: 02/14/2024 GF No. _____
Name of Affiant(s): Jennifer Kleimann
Address of Affiant: 309 Countryside Drive, League City, TX 77573
Description of Property: 309 Countryside Drive, League City, TX 77573
County Galveston, Texas

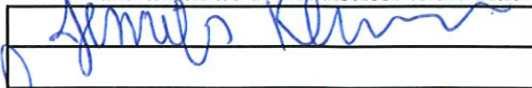
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

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 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

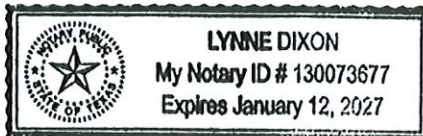
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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



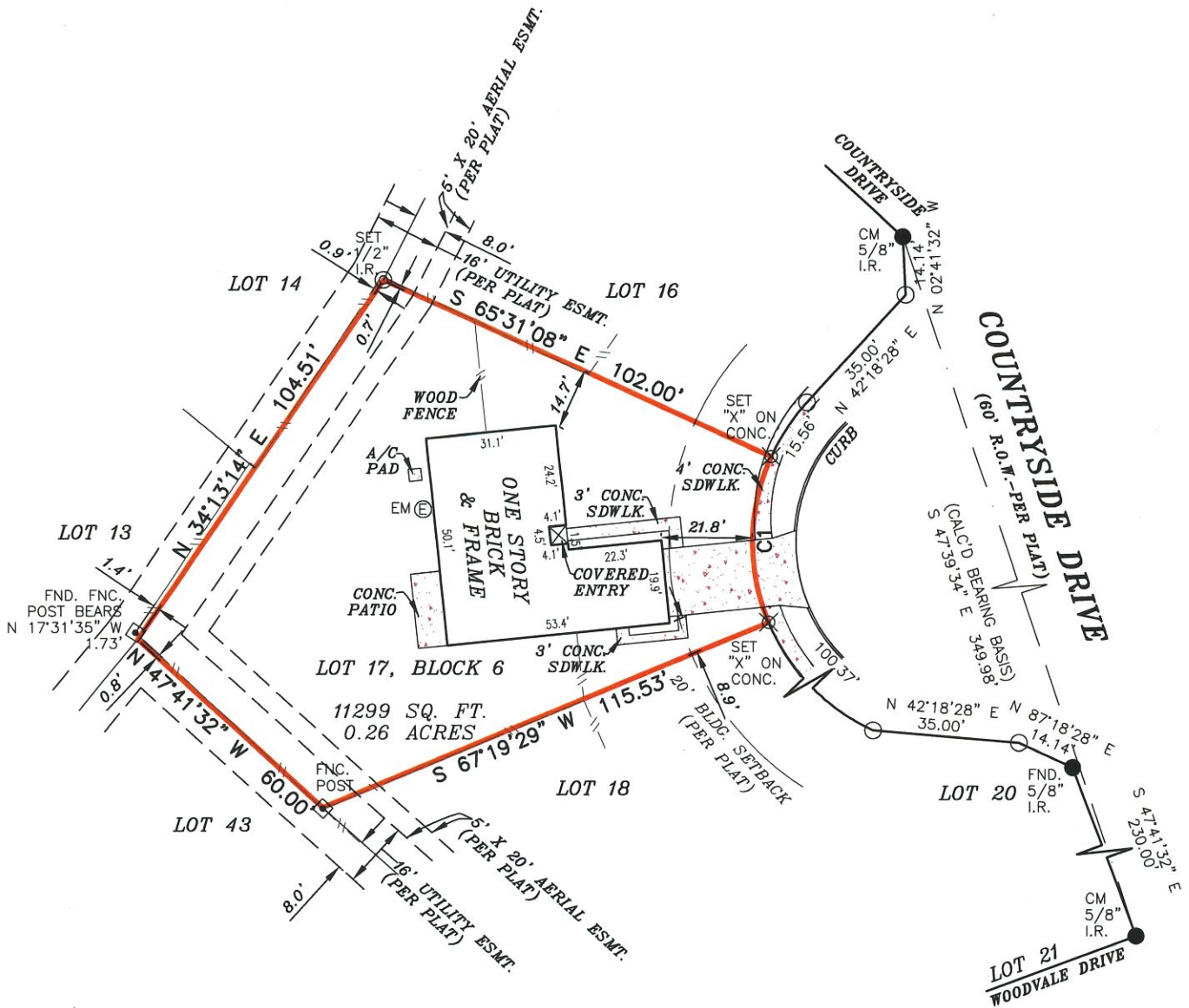
SWORN AND SUBSCRIBED this 14th day of FEBRUARY, 2024.



Notary Public
(TXR 1907) 02-01-2010



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	41.15'	40.00'	S 00°54'00" W	47°09'16"



SURVEYOR'S NOTE:

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY OF NO. 2024044-500 ISSUED ON 10/28/20.

FLOOD INFORMATION
 FIRM: 48167C PANEL: 0206 G
 REV. DATE: 08/15/2019
 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- SET "X" ON CONCRETE
- FENCE POST
- ELECTRIC METER
- CONTROL MONUMENT



GRAPHIC SCALE



I, C. PAUL JONES SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TEXAS TITLE and JENNIFER M. KLEIMAN

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower: JENNIFER M. KLEIMAN
 Address: 309 COUNTRYSIDE DR., LEAGUE CITY, TX 77573 GF No. 2024044-500

Legal Description of the Land:

Lot Seventeen (17), Block Six (6), of COUNTRYSIDE, SECTION I, an addition to Galveston County, Texas, according to the map or plat thereof recorded in Volume 15, Page 60, Plat Records, Galveston County, Texas.

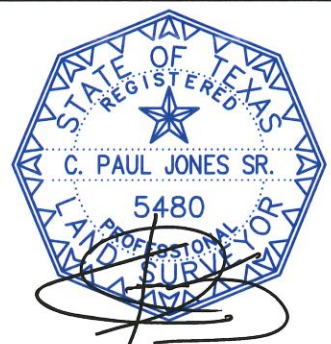
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 15, PAGE 60, PLAT RECORDS, GALVESTON COUNTY, TEXAS VOLUME 2816, PAGE 35, VOLUME 2858, PAGE 795, VOLUME 2916, PAGE 67, CC# NO(S). 9307651, 2002060264, 2003091862, 2013063463, 2013078104, 2014015222, 2015037564, 2015071367, 2016038496, 2016072553, 2019032981, 2019064601, 2019065270, REAL PROPERTY, GALVESTON COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2010022997	NO.	REVISION	DATE
DATE:	11/02/20			
DRAWN BY:	SZ			
APPROVED BY:	CPJ			



FIRM REGISTRATION NO. 10190700

C. PAUL JONES SR., R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 5480

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Overland Consortium Inc. Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212