

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

Date: 02/23/2024 GF No. _____
Name of Affiant(s): Amanda Flannery
Address of Affiant: 5326 Night Shade Drive
Description of Property: ABST 60 E P EPPERSON ABST 155 P G MERRITT LOT 230 BRIAR GLEN SEC 1 PHASE II
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 7/2/2019 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.

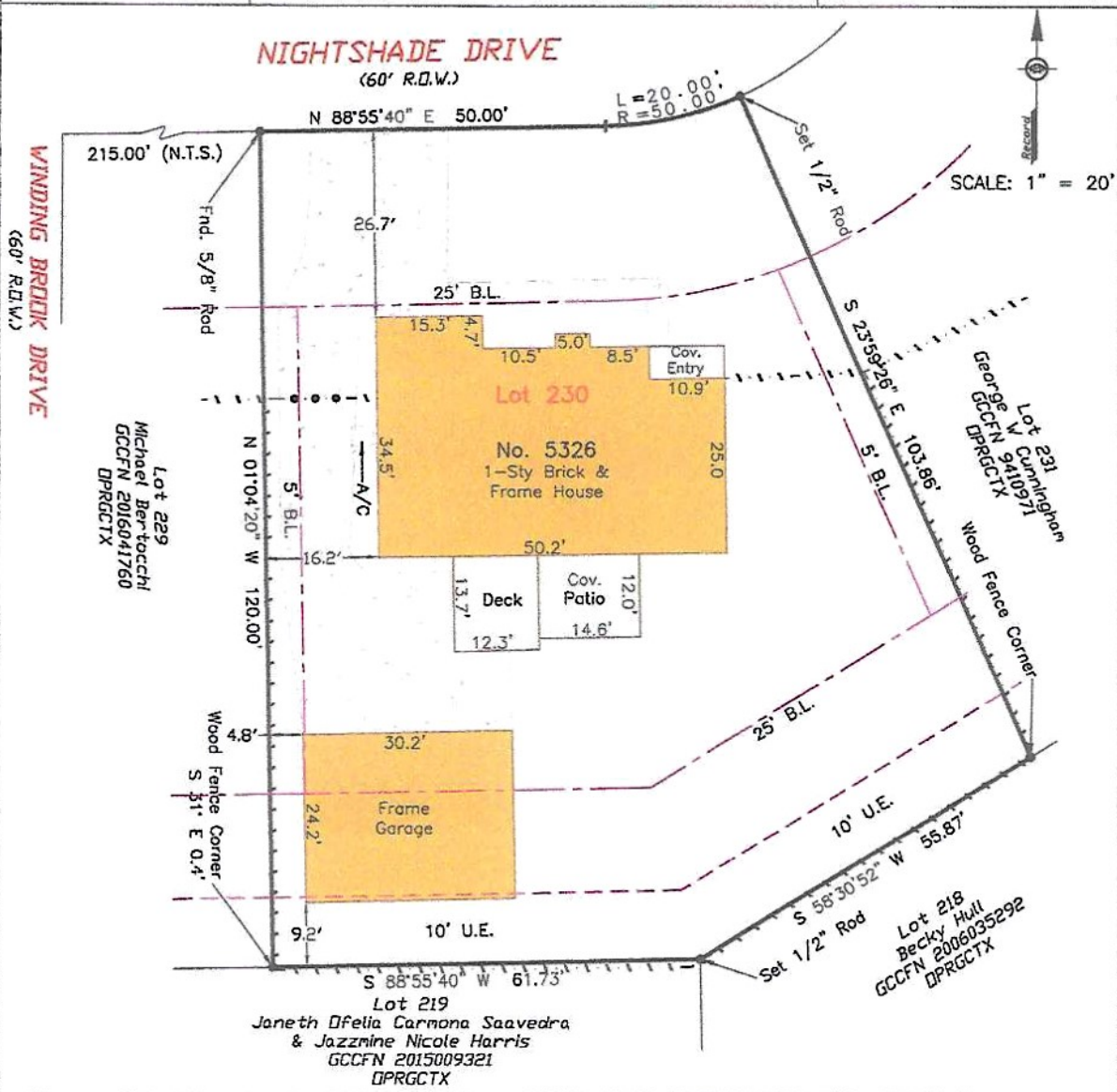
EXCEPT for the following (If None, Insert "None" Below): **NONE**

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.

Authentisign
Amanda Nicole Flannery
02/23/24
Amanda Nicole Flannery

SWORN AND SUBSCRIBED this _____ day of _____, 20_____.

Notary Public
(TXR 1907) 02-01-2010



Survey of Lot Two Hundred Thirty (230), of BRIAR GLEN, SECTION ONE (1), PHASE II, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 15, Page 85 of the Map Records of Galveston County, Texas.



I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



Brene Addison *Brene Addison*
Registered Professional
Land Surveyor No. 6598



NOTES:

- 1) This property is subject to the building and zoning ordinances of the City of Dickinson.
- 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by DSHA and/or the local power company.
- 4) Bearings are based on the nonumentation of the South right-of-way line of Nightshade Drive.
- 5) 5' Side and 25' Rear Building setback lines do not apply to detached garage located more than 70' from front property line.

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

Legend:

- Chain Link Fence
- - - Wood Fence
- Concrete
- B.L. Building Setback Line
- U.E. Utility Easement
- - - Building Line
- - - Easement Line
- (N.T.S.) Not to Scale

TRICON LAND SURVEYING, L.L.C.
 Mailing: 6341 Stewart Rd. #251
 Physical: 2011 59th Street
 Galveston, TX 77551
 409-497-2772
 TriconLandSurveying.com
 T.B.P.L.S. Firm No. 10184309

Drafting: L.P. Survey Date: April 30, 2019

Surveyed for: Brendan Flannery