

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: 12/2/22 GF No. _____
Name of Affiant(s): Bryan Mitchell, Shannon McEllan
Address of Affiant: 5039 Bay Ln Bayliff Tx 77518
Description of Property: Single family home
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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 01/20/17 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:

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 or the title insurance 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.

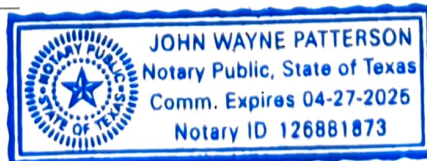
[Signature]
[Signature]

SWORN AND SUBSCRIBED this 2 day of December, 2022.

[Signature]

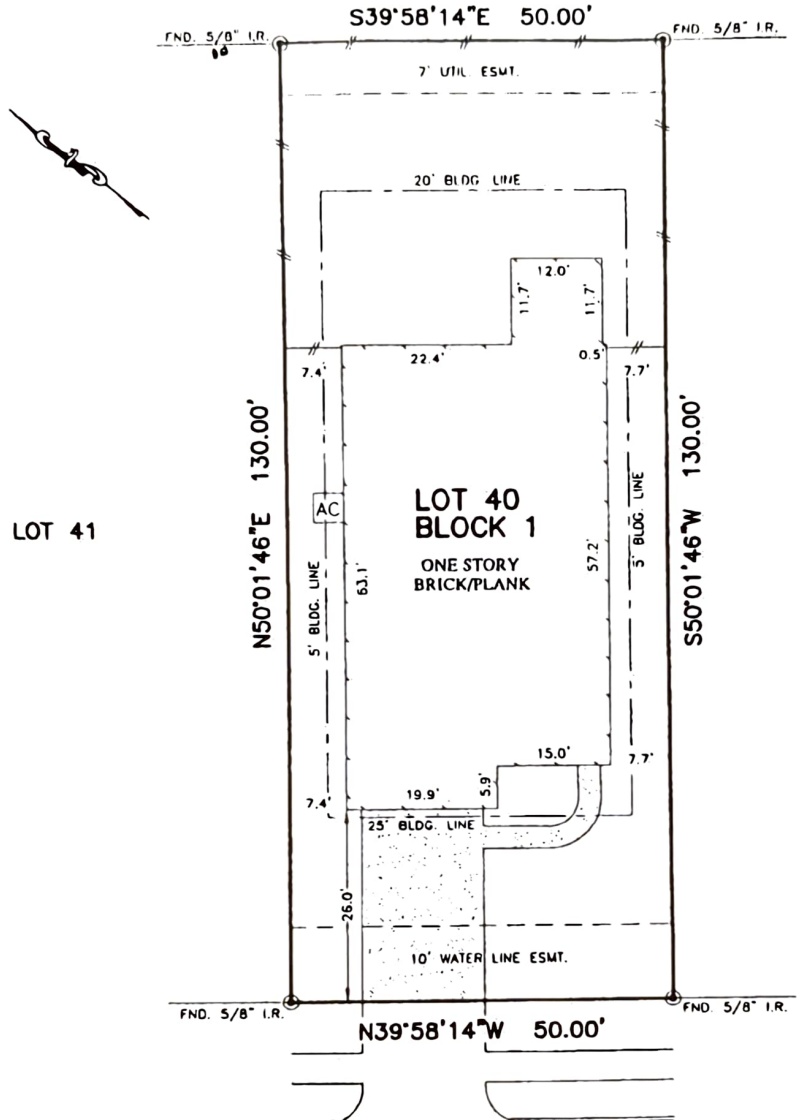
Notary Public

(TAR-1907) 5-01-08



LOT 35

S. Smalley



LOT 41

LOT 40
BLOCK 1
ONE STORY
BRICK/PLANK

LOT 39

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO. UNDER G.F. No. 12-10242-18.
3. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 2007073753.
4. BUILDING LINES (5' SIDES/20' REAR) PER C.F. No. 2007061505.
5. SUBJECT TO A 2" AUDIO AND VIDEO COMMUNICATION SERVICES AND UTILITIES EASEMENT PER C.F. No. 2007061505.

BAY LANE
(60' R.O.W.)

PLAT OF SURVEY
SCALE: 1" = 20'

FLOOD MAP:

THIS PROPERTY LIES IN ZONE "C" AS DEPICTED ON COMMUNITY PANEL No. 485470 0035 C, EFFECTIVE DATE: 05-02-81
 THIS INFORMATION IS BASED ON GRAPHIC PLATTING WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION

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FOR: JASON TOURTELLO
 SAMANTHA SMALLEY
 ADDRESS: 5039 BAY LANE
 ALLPOINTS JOB #: GE49015 JP
 G.F.: 12-10242-18

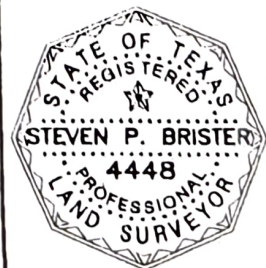
LOT 40, BLOCK 1,
 EDGEWATER PARK, SECTION 1,
 PLAT RECORD 2006A, MAP Nos. 166 & 167,
 GALVESTON COUNTY, MAP RECORDS



ALLPOINTS
 SERVICES CORP
 PHONE: 713-468-7707
 FAX: 713-827-1861

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 12th DAY OF DECEMBER, 2012.

Steven P. Brister



X Bryan and Mitchell W 9-25-17 X *Steven Smalley* 9-25-17