



NOTE:  
 1. Distances shown in parentheses were measured on the ground.  
 2. The following flood information was from a F.E.M.A. Map. We are not responsible for its accuracy.

2101 TEALBAY BEND  
 (60' R.O.W.)

COMMUNITY #85488 PANEL # 10C, 25C & 30D  
 (OUTSIDE OF THE 100 YEAR FLOOD PLAIN)  
 DATE OF REVISION 7/8/83

Notes:  
 Oil, gas & other mineral rights per Title Commitment.

SCALE: 1" = 20'

L: \FINALS\BL460102

Surveyed for KIMBALL HILL HOMES on 11/13/97  
 Showing Lot 46 Block 1 of BRITTANY LAKES  
 Section 2 in GALVESTON County Texas according to the Map or Plat

REVISIONS	
4/30/98	FINAL

recorded in VOL. 18, PG. 654 of the O.C.C. records of GALVESTON County.

I hereby certify that this survey was made on the ground under my supervision and that it correctly represents the facts found at the time of the survey. There were no encroachments apparent on the ground except as shown hereon.

W.O. No. 37373,39879  
 G.F. No. 98206289

*Thomas H. Eikel*



Buyer: RICK BOYLES and JULIA BOYLE  
 Mortgage Co.: TEXAS RESIDENTIAL LENDING  
 Title Company: STEWART TITLE

**Hoffman Surveying Company, Inc.**  
 5245 LANGFIELD ROAD - HOUSTON, TEXAS 77040 - (713)939-9100





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

Date: 04/22/2024 GF No. \_\_\_\_\_  
Name of Affiant(s): Richard D Boyle and Julia Boyle  
Address of Affiant: 2101 Teal Bay Bend Lane, League City, TX 77573  
Description of Property: ABST 3 BRITTANY LAKES SEC 2 (97), BLOCK 1, LOT 46, ACRES .263  
County Galveston County, 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 1998 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.

Richard D Boyle  
Julia L Boyle

SWORN AND SUBSCRIBED this 22nd day of April, 20 24

Christy Buck  
Notary Public

