

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

Date: November 1, 2023

GF No. _____

Name of Affiant(s): Robert C. Kahlden,

Address of Affiant: 5023 Ghinaudo Rd, Hitchcock, TX 77563

Description of Property: LOT 1 BLK 1 KAHLDEN COUNTRY ACRES (2023) ABST 161

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 _____ April 23, 2023 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.

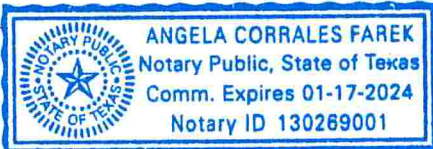
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

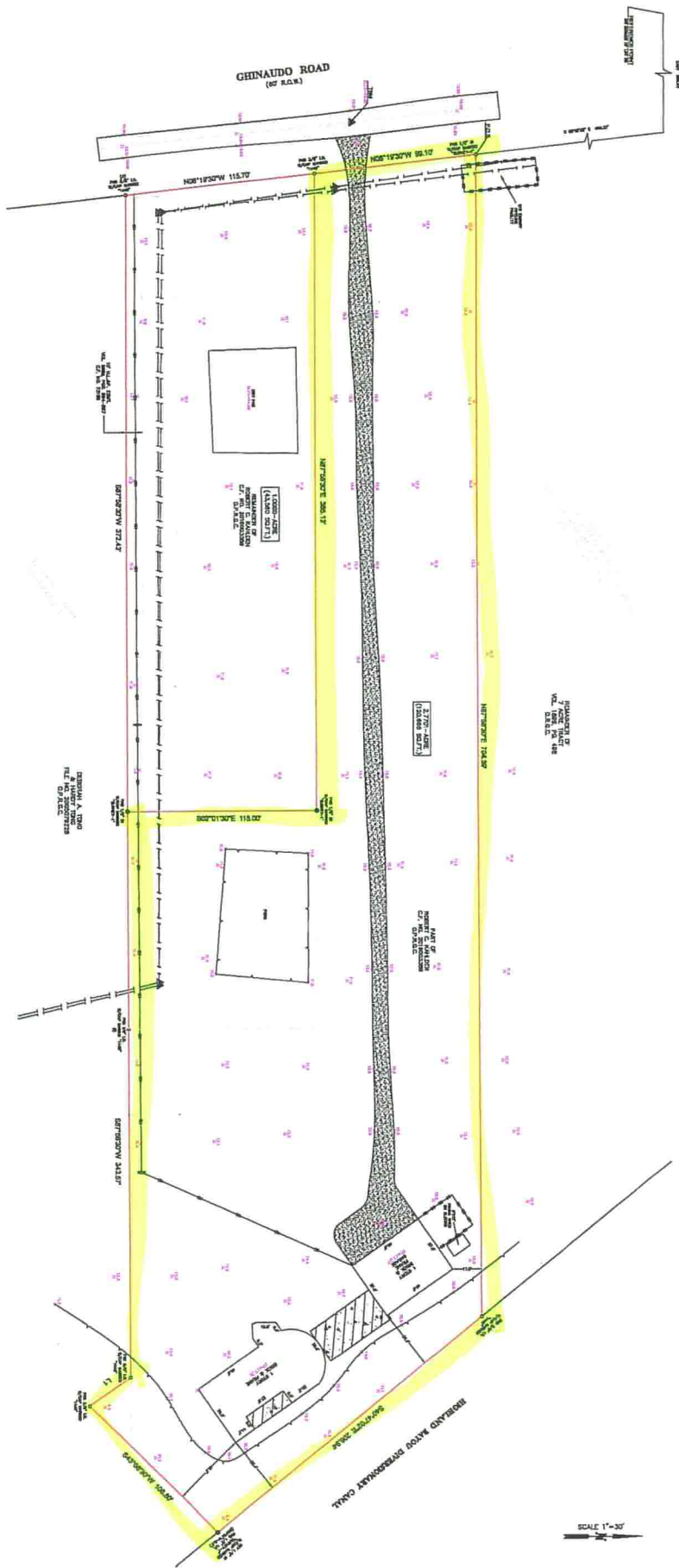
Robert C. Kahlden
Robert C. Kahlden

SWORN AND SUBSCRIBED this 1st day of November, 2023

Angela Corrales Farek
Notary Public

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





NOTICE TO CONTRACTORS

THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 48:221, AND THE SURVEYING REGULATIONS, R.S. 48:222, AND THE SURVEYING CODE, R.S. 48:223. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING, STATE OF LOUISIANA, AND IS A MEMBER OF THE PROFESSIONAL SURVEYORS ASSOCIATION OF LOUISIANA.

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LEGEND

1. BOUNDARY	2. ELEVATION	3. SPOT ELEVATION	4. DEPRESSION
5. FENCE	6. FENCE WITH POSTS	7. FENCE WITH RAILS	8. FENCE WITH WIRE
9. FENCE WITH POSTS AND RAILS	10. FENCE WITH POSTS AND WIRE	11. FENCE WITH RAILS AND WIRE	12. FENCE WITH POSTS, RAILS AND WIRE
13. FENCE WITH POSTS AND RAILS AND WIRE	14. FENCE WITH POSTS, RAILS AND WIRE AND BRICK	15. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE	16. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL
17. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER	18. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE	19. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON	20. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT
21. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS	22. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS	23. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER	24. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC
25. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD	26. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER	27. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD	28. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM
29. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS	30. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS AND JEWELRY	31. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS AND JEWELRY AND ARTS AND CRAFTS	32. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS AND JEWELRY AND ARTS AND CRAFTS AND SCULPTURE
33. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS AND JEWELRY AND ARTS AND CRAFTS AND SCULPTURE AND PAINTING	34. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS AND JEWELRY AND ARTS AND CRAFTS AND SCULPTURE AND PAINTING AND MUSIC	35. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS AND JEWELRY AND ARTS AND CRAFTS AND SCULPTURE AND PAINTING AND MUSIC AND DANCE	36. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS AND JEWELRY AND ARTS AND CRAFTS AND SCULPTURE AND PAINTING AND MUSIC AND DANCE AND THEATRE
37. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS AND JEWELRY AND ARTS AND CRAFTS AND SCULPTURE AND PAINTING AND MUSIC AND DANCE AND THEATRE AND FILM	38. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS AND JEWELRY AND ARTS AND CRAFTS AND SCULPTURE AND PAINTING AND MUSIC AND DANCE AND THEATRE AND FILM AND TELEVISION	39. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS AND JEWELRY AND ARTS AND CRAFTS AND SCULPTURE AND PAINTING AND MUSIC AND DANCE AND THEATRE AND FILM AND TELEVISION AND RADIO	40. FENCE WITH POSTS, RAILS AND WIRE AND BRICK AND CONCRETE AND METAL AND PLASTER AND STONE AND IRON AND CEMENT AND GLASS AND BRASS AND COPPER AND ZINC AND LEAD AND SILVER AND GOLD AND PLATINUM AND DIAMONDS AND JEWELRY AND ARTS AND CRAFTS AND SCULPTURE AND PAINTING AND MUSIC AND DANCE AND THEATRE AND FILM AND TELEVISION AND RADIO AND INTERNET

TOPOGRAPHIC SURVEY

Survey 1, Inc.

Professional Surveyors

1000 Poydras Street, Suite 2000, New Orleans, LA 70112

Phone: (504) 581-1111

Fax: (504) 581-1112

Website: www.survey1.com

5023 Ghinaudo

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.7701 ACRE (120,666 SQUARE FEET) SITUATED IN
THE J. R. PACE SURVEY, ABSTRACT 161
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 2.7701 acre (120,666 square feet), situated in the J. R. Pace Survey, Abstract 161, Galveston County, Texas, and out of Lot 32 of Orchard Place First Addition to Hitchcock, a subdivision recorded in Volume 92, Page 462 in the Office of the County Clerk of Galveston County, Texas, part of a tract of land conveyed unto Robert C. Kahlden as recorded under County Clerk's File No. 2016003389 of the Official Public Records of Galveston County, Texas. Said 2.7701-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the northwest corner of said Lot 32;

THENCE North 87° 58'30" East, along the north line of said Lot 32, a distance of 589.64 feet to a point in the east right-of-way line of Ghinaudo Road (60.00 feet wide);

THENCE South 08° 19' 30" East, along the east right-of-way line of said Ghinaudo Road, a distance of 468.37 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING and for the northwest corner the said tract herein described;

THENCE North 87° 58'30" East, a distance of 704.39 feet to a found 3/8-inch iron rod with cap marked "1445" in the southwest line of Highland Bayou Diversionary Canal for the northeast corner of the said tract herein described;

THENCE South 40° 47' 02" East, along the southwest line of said Highland Bayou Diversionary Canal, a distance of 206.94 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the easterly southeast corner of the said tract herein described (from which a found 1/2-inch iron rod bears South 00° 51' West a distance of 0.5 feet);

THENCE South 43°08'30" West, a distance of 108.80 feet to a found 3/8-inch iron rod with cap marked "1445" for the southerly southeast corner of the said tract herein described;

THENCE North 37° 01'30" West, a distance of 30.00 feet to a found 3/8-inch iron rod for an interior corner of the said tract herein described;

THENCE South 87°58'30" West, a distance of 343.57 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southerly southwest corner of the said tract herein described;

THENCE North 02° 01' 30" West, a distance of 115.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South 87° 58'30" West, a distance of 385.13 feet to a found 3/8-inch iron rod with cap marked "1445" in the east right-of-way of said Ghinaudo Road for the westerly southwest corner of the said tract herein described

THENCE North 08° 19' 30" West, along the east right-of-way line of said Ghinaudo Road, a distance of 99.10 feet to the POINT OF BEGINNING and containing 2.7701 acre (120,666 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated March 1, 2022, job number 5-73205-19-A.

