

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

Date: \_\_\_\_\_

GF No. \_\_\_\_\_

Name of Affiant(s): Zachary Scott Makenzie Scott

Address of Affiant: 3150 West Tower Circle Santa Fe, TX 77517

Description of Property: TOWER ROAD ESTATES PH II (2021) ABST 15

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."): **owners are affiants**

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 January 27, 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): Stamped concrete back patio

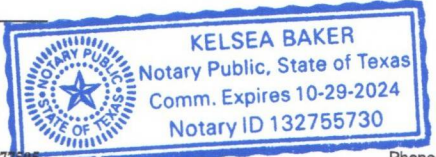
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Zachary Scott  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 24 day of June 2024

Notary Public



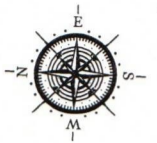
(TXR-1907) 02-01-2010



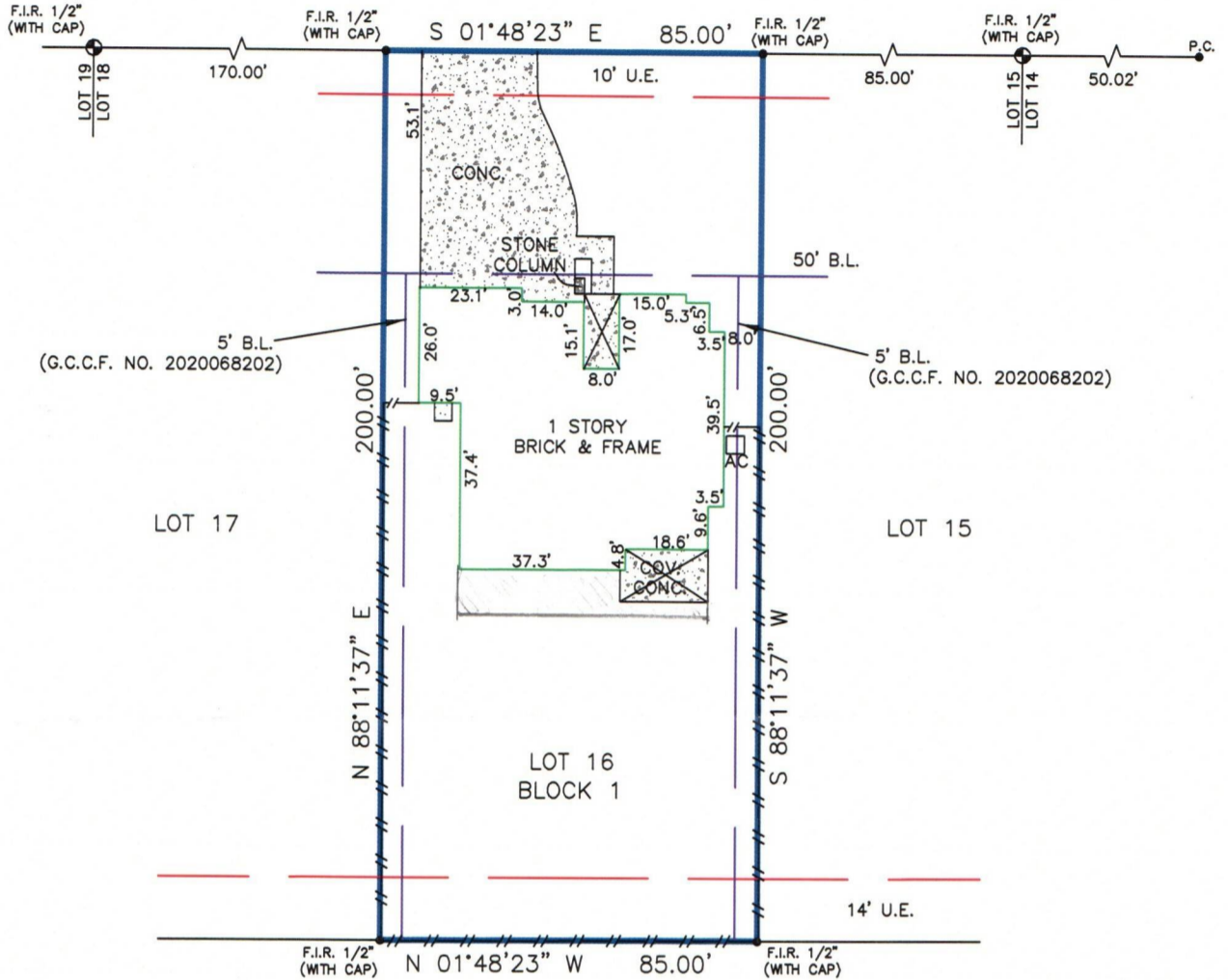
**LEGEND** \* ITEMS THAT MAY APPEAR IN \*  
DRAWING BELOW

- |  |  |   |  |   |  |
|--|--|---|--|---|--|
| <p>A.E. = AERIAL EASEMENT<br/>B.L. = BUILDING LINE<br/>BRS = BEARS<br/>C.F.# = CLERK'S FILE NUMBER<br/>D.E. = DRAINAGE EASEMENT<br/>E.E. = ELECTRIC EASEMENT<br/>F.I.P. = FOUND IRON PIPE<br/>F.I.R. = FOUND IRON ROD<br/>FND. = FOUND</p> | <p>M.P. = METAL POST<br/>M.U.E. = MUNICIPAL UTILITY EASEMENT<br/>P.A.E. = PERMANENT ACCESS EASEMENT<br/>P.C. = POINT OF CURVATURE<br/>P.C.C. = POINT OF COMPOUND CURVATURE<br/>P.E. = POOL EQUIPMENT<br/>P.O.B. = POINT OF BEGINNING<br/>P.P. = POWER POLE<br/>P.E. = POOL EQUIPMENT</p> | <p>P.R.C. = POINT OF REVERSE CURVATURE<br/>P.T. = POINT OF TANGENCY<br/>P.U.E. = PUBLIC UTILITY EASEMENT<br/>S.I.R. = SET IRON ROD<br/>S.S.E. = SANITARY SEWER EASEMENT<br/>S.M.S.E. = STORM SEWER EASEMENT<br/>U.T.S. = UNABLE TO SET<br/>U.E. = UTILITY EASEMENT<br/>W.L.E. = WATER LINE EASEMENT<br/>W.P. = WOODEN POST<br/>W.S.E. = WATER &amp; SEWER EASEMENT<br/>S.F.N.F. = SEARCHED FOR, NOT FOUND</p> | <p>--- NOT TO SCALE<br/>⊙ GUY ANCHOR<br/>⊕ POWER POLE<br/>⊙ SERVICE DROP</p> | <p>⊙ CONTROL MONUMENT<br/>● PROPERTY CORNER<br/>--- PROPERTY LINE<br/>--- EASEMENT LINE<br/>--- BUILDING SETBACK LINE<br/>--- BUILDING WALL</p> | <p>--- WOODEN FENCE<br/>--- CHAIN LINK FENCE<br/>--- METAL FENCE<br/>--- WIRE FENCE<br/>--- VINYL FENCE<br/>--- OVERHEAD ELECTRIC POWER LINE</p> |
|--|--|---|--|---|--|

SCALE  
1"=40'



3150 WEST TOWER CIRCLE  
(60' R.O.W.)  
(PRIVATE ROAD)



GARCIA GUTIERREZ GABRIEL ESTEBAN  
ABST 15 PAGE 12 PT OF LOTS 18 THRU 21 LONGS SUB  
C.F. #2022014777

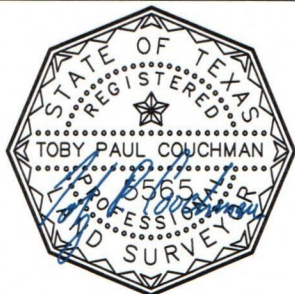
Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**  
 - BEARING BASIS: PLAT  
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS  
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES  
 - SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, FRONTIER SOUTHWEST INCORPORATED AND COMCAST OF HOUSTON, LLC AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE# NOS. 2019048936 & 2020051927 AND AS AFFECTED BY PARTIAL RELEASE AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2019069892  
 - SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, FRONTIER SOUTHWEST INCORPORATED AND COMCAST OF HOUSTON, LLC, BY INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2020051927 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS.

**LEGAL DESCRIPTION**  
 LOT SIXTEEN (16), IN BLOCK ONE (1), OF FINAL PLAT OF TOWER ROAD ESTATES PHASE II, AN ADDITION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER DOCUMENT NO. 2020068202 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

ZACHARY SCOTT  
MAKENZIE SCOTT

**ADDRESS**  
3150 WEST TOWER CIRCLE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

JOB # 2301178

DATE 01-17-2023

GF# 1913951

**PRO-SURV**  
 P.O. BOX 1366, FRIENDSWOOD, TX 77549  
 PHONE: 281-996-1113 FAX: 281-996-0112  
 EMAIL: ORDERS@PROSURV.NET  
 T.B.P.E.L.S. FIRM #10119300  
 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION