

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

Date: 6/28/24 GF No. \_\_\_\_\_  
Name of Affiant(s): Matthew Trahan & Samantha Trahan  
Address of Affiant: 409 Sandy Ridge Dr. League City TX  
Description of Property: Lot 1 Block 7 South Shore Village Sec. 3  
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 6-11-2013 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.

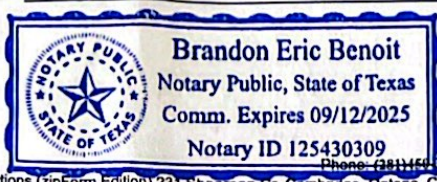
EXCEPT for the following (If None, Insert "None" Below): Built back porch as shown on survey

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.

[Signature]  
\_\_\_\_\_  
[Signature]  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 28 day of JUNE, 2024  
[Signature]  
Notary Public



(TXR-1907) 02-01-2010

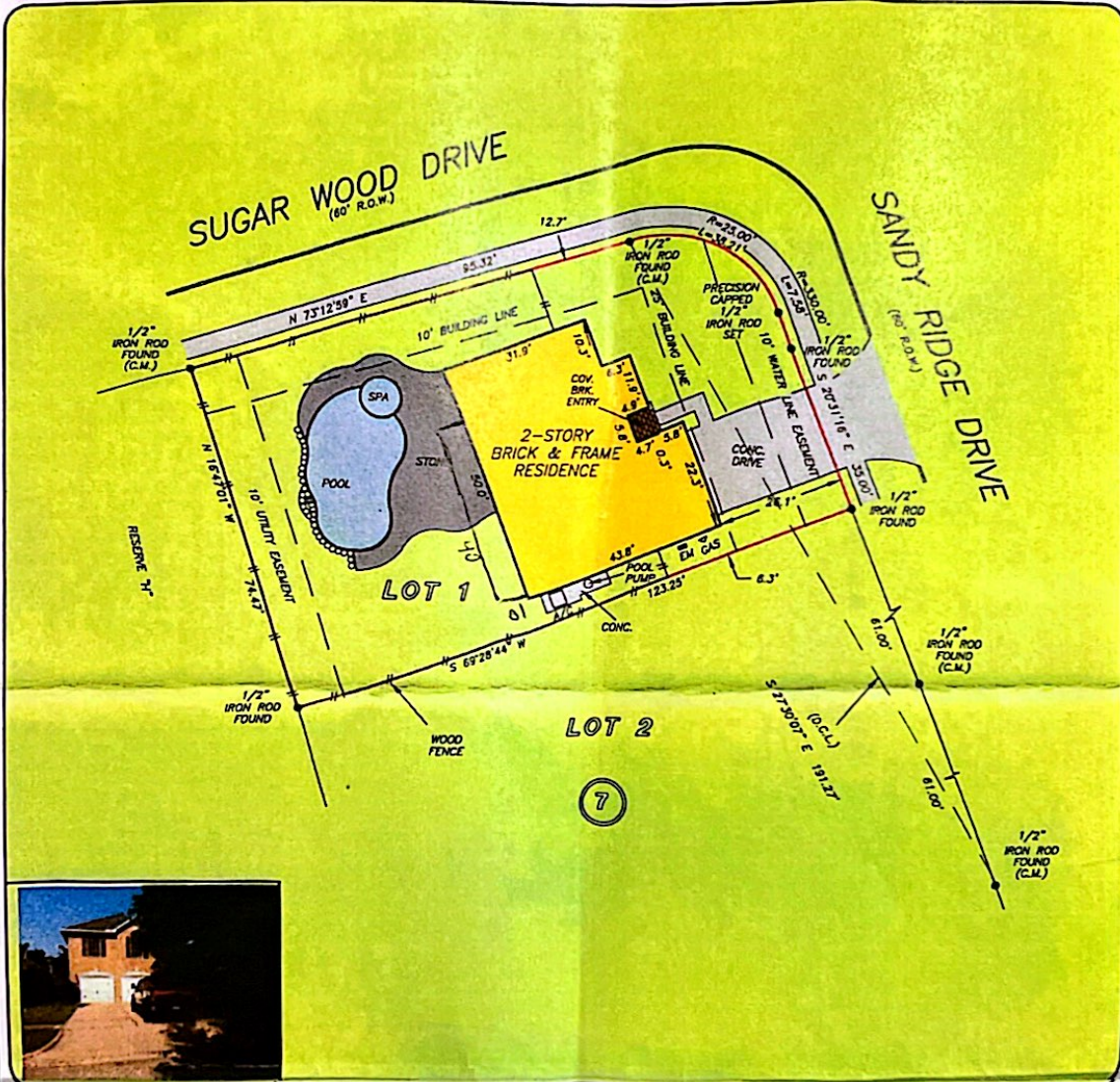


GF NO. 2638000960 COMMONWEALTH LAND TITLE  
 ADDRESS: 409 SANDY RIDGE DRIVE  
 LEAGUE CITY, TEXAS 77573  
 BORROWER: JAMES BERNARD MCCORMACK III

SCALE: 1" = 30'

## LOT 1, BLOCK 7 SOUTH SHORE VILLAGE, SECTION THREE

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 18, PAGE 361 OF THE MAP RECORDS  
 OF GALVESTON COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 485488 0013 D MAP REVISION: 09-22-1999 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 18, PG.361, G.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVYAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 13-06835  
 JUNE 11, 2013

DRAWN BY: VT



	<p><b>PHYLLIS GRIFFIN</b> 281-480-3501</p>	
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**PRECISION** surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com

281-496-1556      FAX 281-496-1867      210-829-4941      FAX 210-829-1555  
 950 THREEWHEELER STREET SUITE 150 HOUSTON, TEXAS 77079      1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217