

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

Date: 7-16-24 GF No. _____
Name of Affiant(s): MONICA A NORDSTRAND
Address of Affiant: 4475 Flamenco Gardens, League City, TX 77573
Description of Property: MAR BELLA SEC 6 (2009) ABST 32, BLOCK 1, LOT 7, ACRES 0.19
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 12-06-2011 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

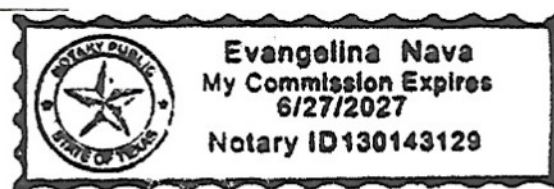
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

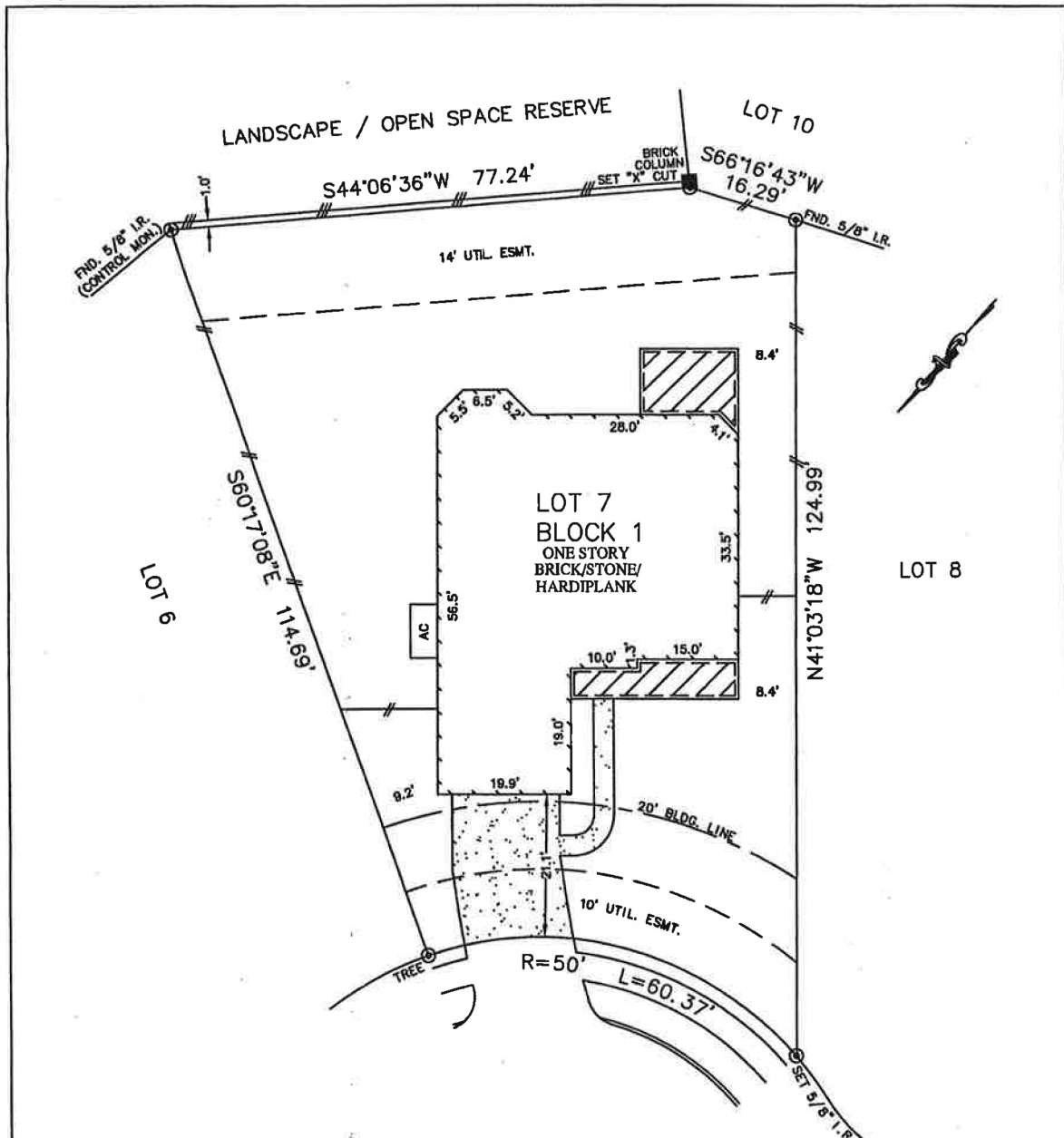
MONICA Q. NORDSTRAND, EXECUTOR
Mon. Q. Nordstrand

SWORN AND SUBSCRIBED this 16 day of July, 2024.

Evangelina Nava
Notary Public

(TXR 1907) 02-01-2010





FLAMENCO GARDENS
(CUL-DE-SAC)

// = WOOD FENCE
 // = IRON FENCE

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 STEWART TITLE GUARANTY Co. UNDER G.F. No. 1116712070.

PLAT OF SURVEY

SCALE: 1" = 20'

FLOOD MAP:

THIS PROPERTY LIES IN ZONE "X"
 AS DEPICTED ON COMMUNITY PANEL
 No. 4854700029 C, EFFECTIVE DATE: 5-2-83

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.
 WE DO NOT ASSUME RESPONSIBILITY FOR EXACT
 DETERMINATION"

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FOR: RODGERS P. THIBODAUX
 HOLLY B. THIBODAUX
 ADDRESS: 4475 FLAMENCO
 GARDENS
 ALLPOINTS JOB #: TM11927 JF
 G.F.: 1116712070

LOT 7, BLOCK 1,
 MAR BELLA, SECTION 6,
 PLAT RECORD 2008A, MAP Nos. 20-21,
 GALVESTON COUNTY, MAP RECORDS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 6th
 DAY OF DECEMBER, 2011.

Jose B. Bauri

