



TUSCAN VILLAGE DRIVE
(60' R.O.W.)

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 PREMIER LAND TITLE INSURANCE Co. UNDER G.F. No. TX-075180.

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FLOOD MAP:
THIS PROPERTY LIES IN ZONE "X"
AS DEPICTED ON COMMUNITY PANEL
NO. 4854880035, EFFECTIVE DATE: 9-22-99
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.
WE DO NOT ASSUME RESPONSIBILITY FOR EXACT
DETERMINATION.

PLAT OF SURVEY
SCALE: 1" = 20'

FOR: PULTE HOMES OF TEXAS
ADDRESS: 1531 TUSCAN
VILLAGE DRIVE
ALLPOINTS JOB #: PH90439 CM
G.F.: TX-075180



LOT 13, BLOCK 2,
THE VILLAGE AT TUSCAN LAKES,
SECTION 4, PHASE 2,
PLAT RECORD 2014A, MAP NO. 22-23
MAP RECORDS,
GALVESTON COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 26TH DAY OF MAY, 2015.

Steven P. Brister



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 7/11/2025 GF No. _____
Name of Affiant(s): Russell D Mapes, Amanda Mapes
Address of Affiant: 1531 Tuscan Village Dr, League City, TX 77573
Description of Property: _____
County Galveston, Texas
Date of Survey: _____

"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 TX, personally appeared Affiant(s) who after by me being duly sworn, stated:

- 1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

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| <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><u>Russell D Mapes</u> <u>07/01/2025</u></p> <p>Affiant</p> | <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><u>Amanda Mapes</u> <u>07/01/2025</u></p> <p>Affiant</p> |
|--|---|

SWORN AND SUBSCRIBED this 1 day of July, 2025.



Kaitlin Williams
Notary Public