

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

Date: 11/21/2023 GF No. _____
Name of Affiant(s): Candice Garcia & Dannon Erskins
Address of Affiant: 13201 Highway 6, Santa Fe, TX 77510
Description of Property: 13201 Highway 6, Santa Fe, TX 77510
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 Sept 13, 2019 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

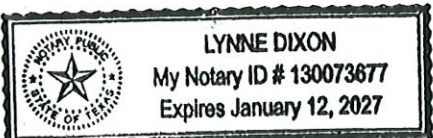
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Candice Garcia 11/06/23
Dannon Erskins 11/22/23

SWORN AND SUBSCRIBED this 22nd day of November, 2023.

Lynne Dixon
Notary Public
(TXR 1907) 02-01-2010





TITLE COMPANY:



Alamo Title Company

G.F. #: ATCH19090155

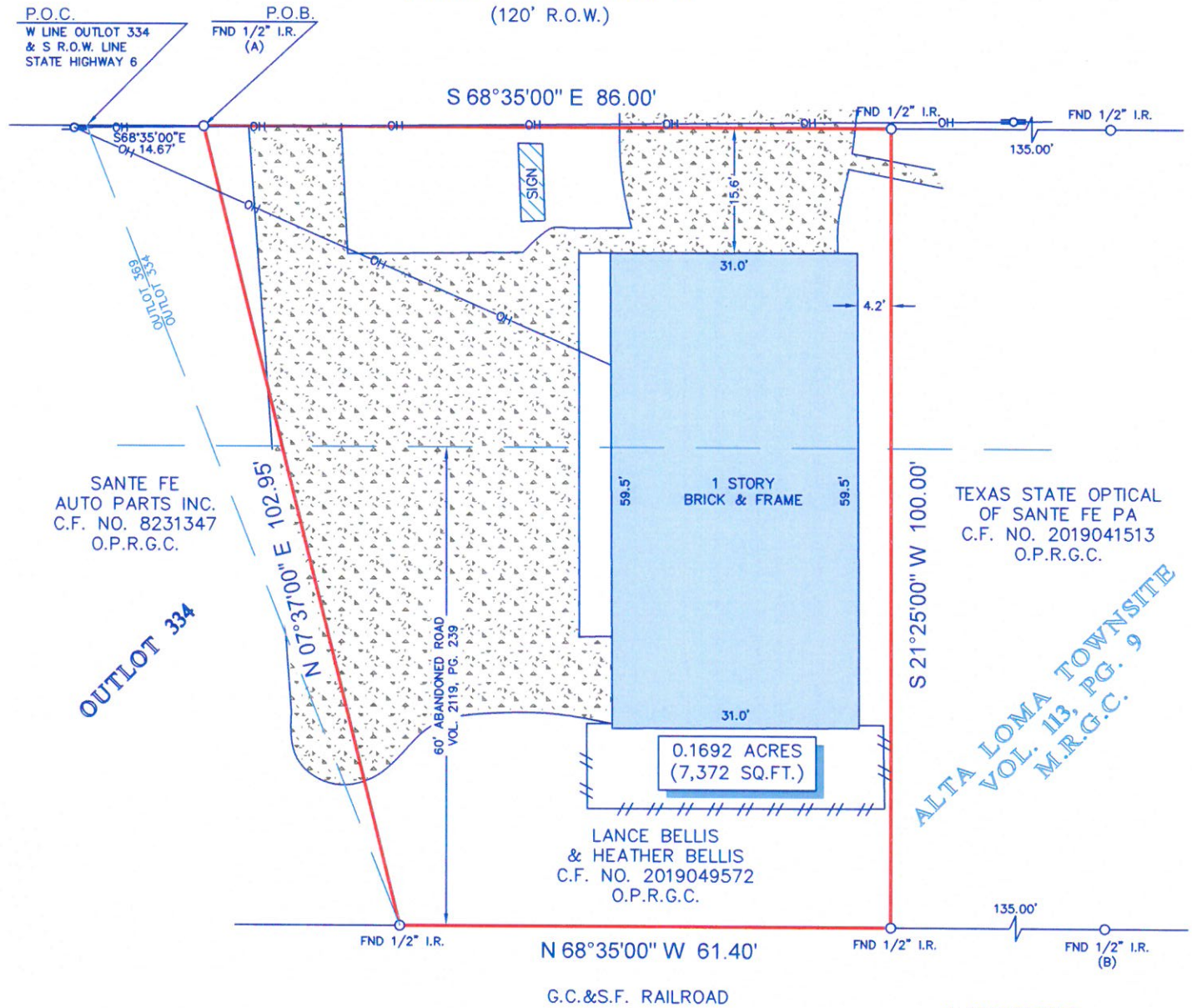
ISSUE DATE: AUG. 7, 2019



**LEMUEL CRAWFORD
SURVEY
ABSTRACT 47**



STATE HIGHWAY 6 (120' R.O.W.)



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO LANCE BELLIS AND HEATHER BELLIS, RECORDED IN COUNTY CLERK'S FILE NO. 2019049572 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT PROPERTY WAS PROVIDED BY THE TITLE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGEND

	CONCRETE		POWER POLE
	OVERHEAD UTILITY LINES		

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1692 ACRES (7,372 SQUARE FEET) SITUATED IN THE LEMUEL CRAWFORD SURVEY, ABSTRACT 47, GALVESTON COUNTY, TEXAS, BEING OUT OF OUTLOT 334 OF ALTA LOMA TOWNSITE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 113, PAGE 9, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, TOGETHER WITH PART OF A 60.00 FEET WIDE COUNTY ROAD ADJACENT THERETO ON THE SOUTH ABANDONED BY CERTIFIED COPY OF AN ORDER OF RECORD IN VOLUME 2119, PAGE 239, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 13, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS#4148

CLIENT:
THE ERSKINS & GARCIA COMPANY, LLC BDA ENDLESS SUMMER TANS

ADDRESS:
13201 STATE HIGHWAY 6

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JJ	TECH: SF
DRAFTER: JB	FINAL CHECK: EF
DATE: 09-19-19	
JOB# 9-77121-19	

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1692 ACRES (7,372 SQUARE FEET) SITUATED
IN THE LEMUEL CRAWFORD SURVEY, ABSTRACT 47
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 0.1692 acres (7,372 square feet), situated in the Lemuel Crawford Survey, Abstract 47, Galveston County, Texas, being out of Outlot 334 of Alta Loma Townsite, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9, of the Map Records of Galveston County, Texas, together with part of a 60.00 feet wide county road adjacent thereto on the south abandoned by certified copy of an order of record in Volume 2119, Page 239, in the Office of the County Clerk of Galveston County, Texas, and being all a tract of land conveyed unto Lance Bellis and Heather Bellis by deed recorded under County Clerk's File No. 2019049572 of the Official Public Records of Galveston County, Texas. Said 0.1692-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point of intersection of the west line of said Outlot 334 and the southerly right-of-way line of State Highway 6 (120 feet wide);

THENCE South 68°35'00" East, along the southerly right-of-way line of said State Highway 6, a distance of 14.67 feet to a found 1/2-inch iron rod for POINT OF BEGINNING and the northerly corner of said tract herein described;

THENCE South 68°35'00" East, continuing along said State Highway 6, a distance of 86.00 feet to a found 1/2-inch iron rod for the most easterly corner of said tract herein described;

THENCE South 21°25'00" West, a distance of 100.00 feet to a found 1/2-inch iron rod in the northerly line of G.C.&S.F. Railroad for the southerly corner of said tract herein described;

THENCE North 68°35'00" West, along the northerly line of said G.C.&S.F. Railroad a distance of 61.40 feet to a found 1/2-inch iron rod for the westerly corner of said tract herein described;

THENCE North 07°37'00" East, a distance of 102.95 feet to the POINT OF BEGINNING and containing 0.1692 acres (7,372 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 September 19, 2019, job number 9-77121-19.



