

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 8/26/2025 GF No. _____

Name of Affiant(s): Claudia Ann Basham

Address of Affiant: 2818 Frostwood Cir Dickinson Tx 77539

Description of Property: Lot 53 Abst 19 Perry & Austin Sur, Sherwood Oaks Sec 2

County GALVESTON, Texas

Date of Survey: 24 Oct 2020

"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 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.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:  <i>Claudia Basham</i> 08/26/25 Claudia Basham</p> <hr/> <p>Affiant Claudia Basham</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <hr/> <p>Affiant</p>
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SWORN AND SUBSCRIBED this _____ day of _____, 20_____.

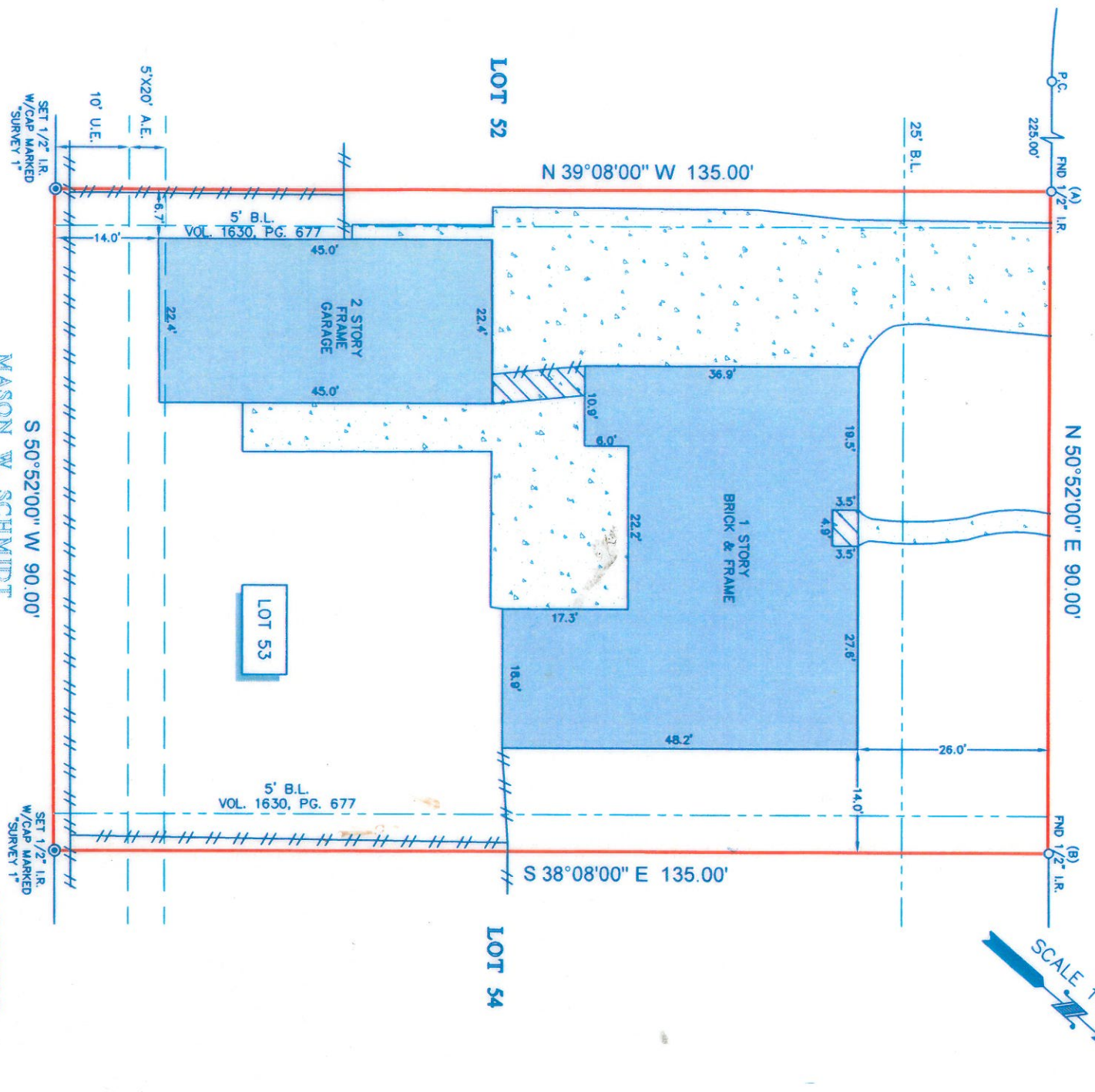
Notary Public



TITLE COMPANY:
Stewart
 title guaranty company
 DELIA JIMENEZ
 281-332-3521
 G.F. #: 962084
 ISSUE DATE: OCTOBER 21, 2020



FROSTWOOD CIRCLE
 (60' R.O.W.)



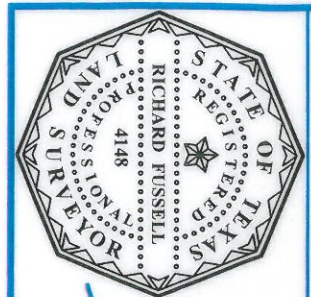
MASON W. SCHMIDT
 VOL. 5, PG. 26
 M.R.G.C.

LEGEND

	B.L. - BUILDING LINE
	U.E. - UTILITY EASEMENT
	A.E. - AERIAL EASEMENT
	CONCRETE
	COVERED AREA
	FENCE - WOOD

- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
 3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT THIS SURVEY'S DUTY TO DETERMINE THE INTERESTS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND OTHER RIGHTS SHOWN ON THIS SURVEY ARE SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON THE SUBJECT TRACT UNLESS OTHERWISE NOTED.
 6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON OCTOBER 21, 2020, UNDER G.F. NO. 962084.
 7. THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

LEGAL DESCRIPTION: LOT 53, SHERWOOD OAKS, SECTION 2, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 13 AND TRANSFERRED TO VOLUME 8, PAGE 63 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



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 OCTOBER 24, 2020 AND THAT THIS PLAT SUBSTANTIALLY ACCURATELY REPRESENTS THE BOUNDARIES AND INTERESTS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD RUSSELL
 RLS# 4148

CLIENT: CLAUDIA BASHAM AND BARBARA SCALES
 ADDRESS: 2818 FROSTWOOD CIRCLE
 www.survey1inc.com
 survey1@survey1inc.com
 P.O. Box 2543 | Alvin, TX 77512 | (281) 393-1382

FIELD CREW: JJ	TECH: DC
DRAFTER: M(CV)	FINAL CHECK: SF
DATE: OCT. 24, 2020	
JOB# 10-89982-20	

