

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

Date: _____ GF No. _____
Name of Affiant(s): _____ Dwayne Hankamer _____
Address of Affiant: _____ 12220 4th Street, Santa Fe, TX 77510 _____
Description of Property: _____ 12220 4th Street, 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:

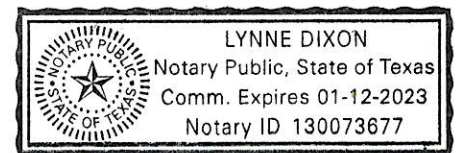
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 _____ 8/4/2008 _____ 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.

SWORN AND SUBSCRIBED this 17th day of June, 2021.

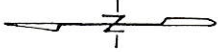
Notary Public
(TXR 1907) 02-01-2010



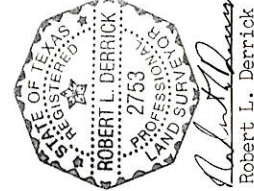
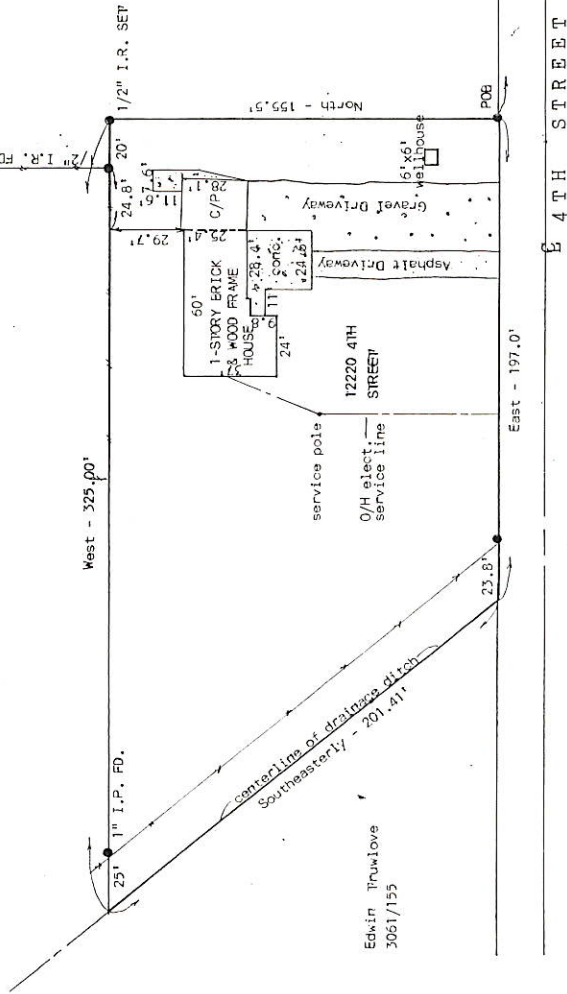
G.F. No. 2673-08-1135 - Buyer: Rodney Hankamer

A tract of land out of Lot 78, of THAMAN'S FIRST SUBDIVISION out of the East 1/2 of the Mary Austin League, Galveston County, Texas, according to the map or plat thereof recorded in Volume 231, Page 6 of the Map Records and transferred to Plat Record 10, Map No. 34, both of the Map Records of Galveston County, Texas, and being the same property described in deed recorded under Galveston County Clerk's File No. 8952992, and being more particularly described by metes and bounds on the attached Exhibit "A".

SCALE
1" = 50'



Lawrence Szostek - 2006003793



Robert L. Derrick

I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on July 9, 2008.

Subject property DOES lie within the 100 year flood plain; Property lies in Zone A-1, elevation 22.2' according to Map No. 495470 O150 D.

Job No. 9003

DERRICK ENGINEERING

Surveying & Engineering - (409)925-7221 - 13016 Elizabeth Drive - Santa Fe, Texas 77510
July 9, 2008 - Job No. 9003

EXHIBIT "A"

A tract of land out of Lot 78, of THAMAN'S FIRST SUBDIVISION out of the East 1/2 of the Mary Austin League, Galveston County, Texas, according to the map or plat thereof recorded Volume 231, Page 6 of the Map Records and transferred to Plat Record 10, Map No. 34, both of the Map Records of Galveston County, Texas, and being that same property described in deed recorded under Galveston County Clerk's File No. 8932592 and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said Lot 78;

THENCE North along the East line of said Lot 78, a distance of 15.0 feet to a 1/2" iron rod found for corner;

THENCE West along a line parallel to the South line of said Lot 78, also being the North right-of-way line of 4th Street, a distance of 347.5 feet a 1/2" iron rod set at the POINT OF BEGINNING of the herein described tract;

THENCE North along a line parallel to the East line of said Lot 78, a distance of 155.5 feet to a 1/2" iron rod set for corner;

THENCE West along a line parallel to the South line of said Lot 78, at 300.0 feet pass a 1" iron pipe found for reference, and continuing for a total distance of 325.0 feet to a point for corner in the centerline of an existing drainage ditch;

THENCE in a Southeasterly direction along the centerline of said drainage ditch, a distance of 201.41 feet to a point for corner in the North line of 4th Street;

THENCE East along the North line of said 4th Street and parallel to the South line of said Lot 78, at 23.8 feet pass a 1/2" iron rod found for reference, and continuing for a total distance of 197.0 feet to the POINT OF BEGINNING.

