

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

Date: September 19, 2021

GF No. _____

Name of Affiant(s): Austin Clay Hicks, Elizabeth Maryann

Address of Affiant: 403 Isles End Rd., Tiki Island, TX 77554

Description of Property: ABST 7 Page 16 Lot 88 Tiki Island SEC 10
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 TX, 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."): Maryann E. Hicks and Clay A. Hicks

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 September 6, 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.

Maryann E. Hicks
Maryann E. Hicks

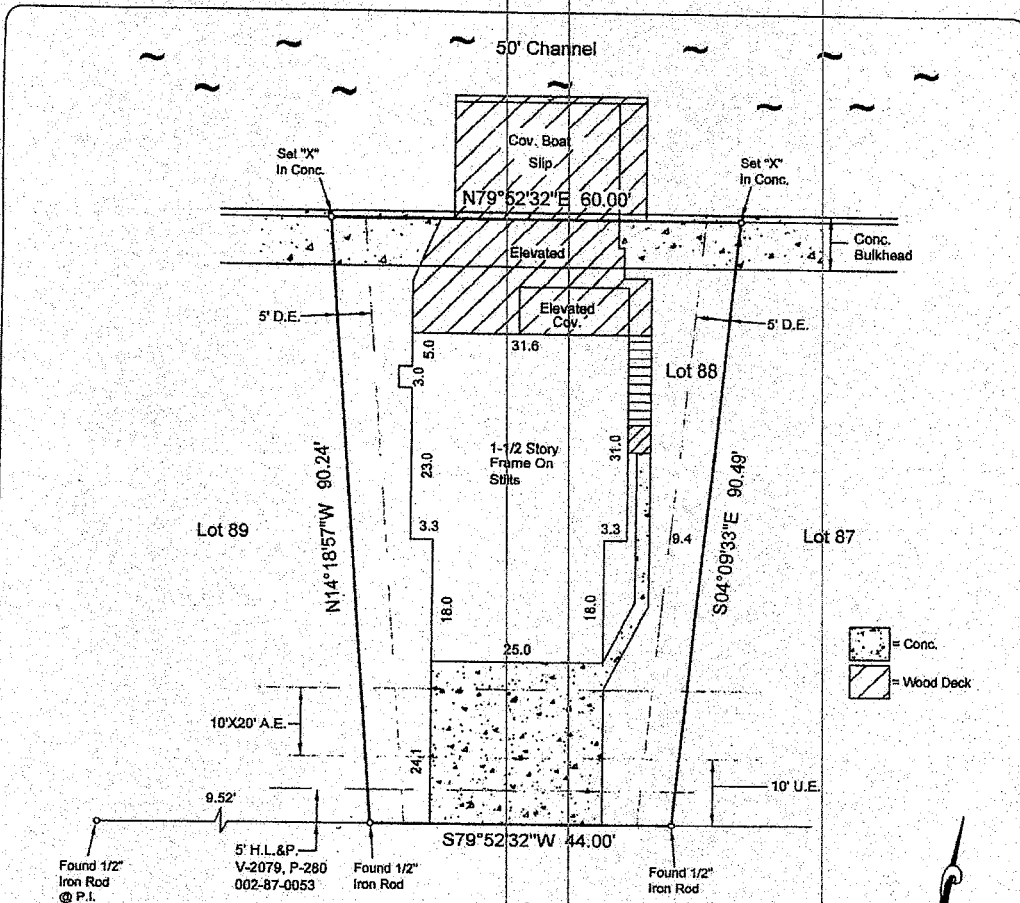
Clay A. Hicks
Clay A. Hicks



SWORN AND SUBSCRIBED this 19th day of September, 2021

Cynthia Chason
Notary Public

Cynthia Chason
(TXR-1907) 02-01-2010



**(403) ISLES END ROAD
(50' ROW)**

= Conc.
 = Wood Deck

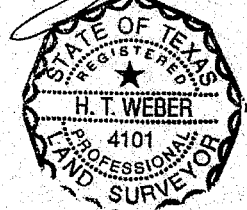


NOTE: Restrictive Covenants as recorded in V-1616, P-182, P-8, M-40, V-2040, P-783, V-2281, P-484, Clerk's File Nos. 8964195, 2002000011, 2002035502.
 NOTE: A Blanket Easement for repair and maintenance of bulkheads as recorded in V-2040, P-783.
 NOTE: An Agreement for semi-underground electric service with H.L.&P. as recorded in V-2078, P-247, V-3212, P-883.
 NOTE: Building Setback lines as recorded in V-2040, P-783.
 NOTE: A 2 foot underground service line utility easement as recorded in V-2040, P-783.

BUYER	James N. Burgin and Barbara Burgin	PROPERTY ADDRESS	403 Isles End Road
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DESCRIBED PROPERTY Lot 88, of TIKI ISLAND, SECTION 10, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 182, and transferred to Plat Record 9, Map No. 40, all in the Map Records in the Office of the County Clerk of Galveston County, Texas.

7-27-11 *[Signature]* 7-27-11 *[Signature]*



I do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), is correct, and there are no encroachments except as shown, and was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

H. T. Weber

SUBJECT PROPERTY DOES LIE IN A F.I.A. DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO:

481585 0001D 11/1/1985 Zone V-20

INVOICE#	34607	JOB#	9/88/06
G.F.#	06208604	DATE	9/7/06

NOTES

- ALL BEARINGS ARE PER PLAT, DEED, OR AS ASSUMED
- THIS SURVEY IS CONVEYED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OR SUBSEQUENT OWNERS.
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS.
- FLOOD INFORMATION IS BASED ON GRAPING PLOTTING ONLY. DUE TO INHERENT INACCURACIES IN FLOOD MAPS, WE CANNOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY.

OFFICE	MC	Survey 1, Inc. P.O. BOX 2543 • ALVIN, TX 77512 (281)393-1382 • Fax(281)393-1383
DRAFTING	MC	
FINAL CHECK		