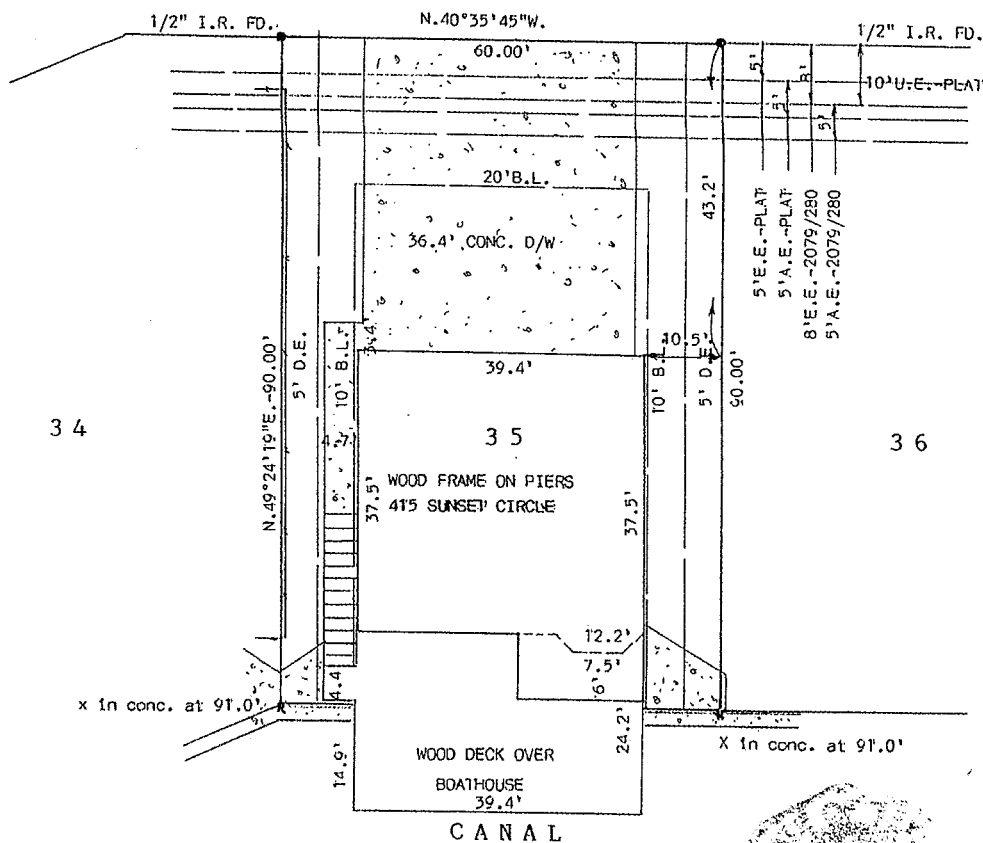


The Surface only of Lot Thirty-Five (35) of TIKI ISLAND, SECTION TEN (10), a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 1616, Page 182, in the Office of the County Clerk of Galveston County, Texas.

Notes: Building lines per Vol. 2040, Pg. 783. Property subject to agreement with H.L.&P. for electrical service distribution system per Vol. 2078, Pg. 247 and Vol. 3212, Pg. 883. Property also subject to bulkhead maintenance easement per Vol. 2040, Pg. 783 and easement rights for future grants per Vol. 2040, Pg. 783.

SCALE 1" = 20'

SUNSET CIRCLE (50'R.O.W.)



I hereby certify that this is an accurate plat on the above property indicating all improvements thereon which was prepared under my supervision from an actual survey made on the ground on October 27, 2003.

Subject property DOES lie within the 100 year flood plain; Property lies in Zone V-20, elevation 15' according to Map No. 481585 0001 D.



Robert L. Derrick
Robert L. Derrick

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

Date: September 9, 2021

GF No. _____

Name of Affiant(s): William M. Debes, Jr,

Address of Affiant: 415 Sunset, Tiki Island, Tx 77554

Description of Property: residential dwelling

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."):

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 February 20, 2007 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.

William M. Debes, Jr

William M. Debes, Jr



SWORN AND SUBSCRIBED this 9 day of September, 2021

Cynthia Leigh Chason

Notary Public
Cynde Chason

(TXR-1907) 02-01-2010