

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

Date: June 6, 2022

GF No. _____

Name of Affiant(s): Pete Nicolaidis, Jerry Stallard

Address of Affiant: PO Box 61, Santa Fe, TX 77517

Description of Property: ABST 34 C BIGALOW SUR TR 57, 3.794 ACRES

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 _____, personally appeared Affiant(s) who after by me being sworn, stated:

TEXAS

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 06/11/2021 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.

Pete Nicolaidis

Jerry Stallard

Angela Corrales Farek

SWORN AND SUBSCRIBED this 6 day of June, 2022

Notary Public

Angela Corrales Farek

(TXR-1907) 02-01-2010

REMAX 1st Choice, 13109 Hwy 6 Santa Fe TX 77510 Produced with Lane Wolf Transactions (zipform.com) Notary Public, State of Texas
Monica Rojas Notary ID 130269004 Comm. Expires 01-17-2024 (409) 927-2000 Fax: (409) 232-0431 5025 Canal Rd.

TRACT 1
DESCRIPTION OF A TRACT OF LAND CONTAINING
2,334 ACRES (188,840 SQUARE FEET) SITUATED
IN THE CHARLES BIGELOW SURVEY, ABSTRACT 34
GALVESTON COUNTY, TEXAS

Being a tract of land containing 2,334 acres (188,840 square feet), situated in the Charles Bigelow Survey, Abstract 34, Galveston County, Texas, being a part of land conveyed unto F. W. Jackson III and Charlotte B. Jackson by deed as recorded in Volume 2951, Page 829 of the Deed Records of Galveston County, Texas. Said 2,334-acre tract being more particularly described by metes and bounds as follows:

Note: Bearings shown hereon are referenced to the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83.

COMMENCING at the northeast corner of said Charles Bigelow Survey, Abstract 34:

THENCE South 01°46'30" East, along the east line of said Charles Bigelow Survey, at 1375.00 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of Tract 2, and continuing another 78.00 feet to a found 1-inch iron pipe for the northeast corner of a tract of land conveyed unto Marvin P. Jackson by deed as recorded under County Clerk's File No. 7900983 of the Official Public Records of Galveston County, Texas.

THENCE South 88°13'30" West, along the north line of said Marvin P. Jackson tract, a distance of 233.30 feet to a found 1-inch iron pipe for the northwest corner of said Marvin P. Jackson tract, and being the northeast corner of said tract and POINT OF BEGINNING of said tract herein described.

THENCE South 01°46'30" East, a distance of 116.39 feet to a set 1/2-inch iron rod with cap marked "Survey 1" and being the northeast corner of a part of said F. W. Jackson III tract, same being the southeast corner of said tract herein described.

THENCE South 88°21'30" West, along the south line of said tract herein described, and the north line of said F. W. Jackson III tract, a distance of 879.38 feet to a found 1/2-inch iron rod in the east right-of-way line of Canal Street (width varies) for the southwest corner of said tract herein described.

Thence North 03°38'30" West, along the east right-of-way line of said Canal Street, a distance of 114.41 feet to a found 1-inch iron pipe for the southwest corner of said Tract 2, and being the northwest corner of said tract herein described.

THENCE North 88°13'30" East, a distance of 883.11 feet to the POINT OF BEGINNING and containing 2,334 acres (188,840 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Form Registration No. 100755-00) dated May 18, 2021, job number 4,96024-21A.



TRACT 2
DESCRIPTION OF A TRACT OF LAND CONTAINING
2,000 ACRES (87,175 SQUARE FEET) SITUATED
IN THE CHARLES BIGELOW SURVEY, ABSTRACT 34
GALVESTON COUNTY, TEXAS

Being a tract of land containing 2,000 acres (87,175 square feet), situated in the Charles Bigelow Survey, Abstract 34, Galveston County, Texas, being a part of a tract of land conveyed unto F. W. Jackson III by deed as recorded in Volume 3107, Page 435 of the Deed Records of Galveston County, Texas. Said 2,000-acre tract being more particularly described by metes and bounds as follows:

Note: Bearings shown hereon are referenced to the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83"

COMMENCING at the northeast corner of said Charles Bigelow Survey, Abstract 34,

THENCE South $01^{\circ}46'30''$ East, along the east line of said Charles Bigelow Survey, at 1375.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner and POINT OF BEGINNING of said tract herein described;

THENCE continuing South $01^{\circ}46'30''$ East, a distance of 78.00 feet to a found 1-inch iron pipe for the northeast corner of a tract of land conveyed unto Marvin P. Jackson by deed as recorded under County Clerk's File No. 7900983 of the Official Public Records of Galveston County, Texas, and being the southeast corner of said tract herein described;

THENCE South $88^{\circ}13'30''$ West, along the north line of said Marvin P. Jackson tract, at 233.30 feet passing a found 1-inch iron pipe for the northwest corner of said Marvin P. Jackson tract, and continue for a total distance of 1116.41 feet to a found 1-inch iron pipe in the east right-of-way line of Canal Street (width varies) for the southwest corner of said tract herein described;

Thence North $03^{\circ}38'30''$ West, along the east right-of-way line of said Canal Street, a distance of 78.04 feet to a found 5/8-inch iron rod for the northwest corner of said tract herein described;

THENCE North $88^{\circ}13'30''$ East, a distance of 1118.95 feet to the POINT OF BEGINNING of a tract containing 2,000 acres (87,175 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 May 18, 2021, job number 4-96024-21A.



