

G.F. No. 111624-U - Buyer: HARRY C. SHULTZ, JR. OR ASSIGN

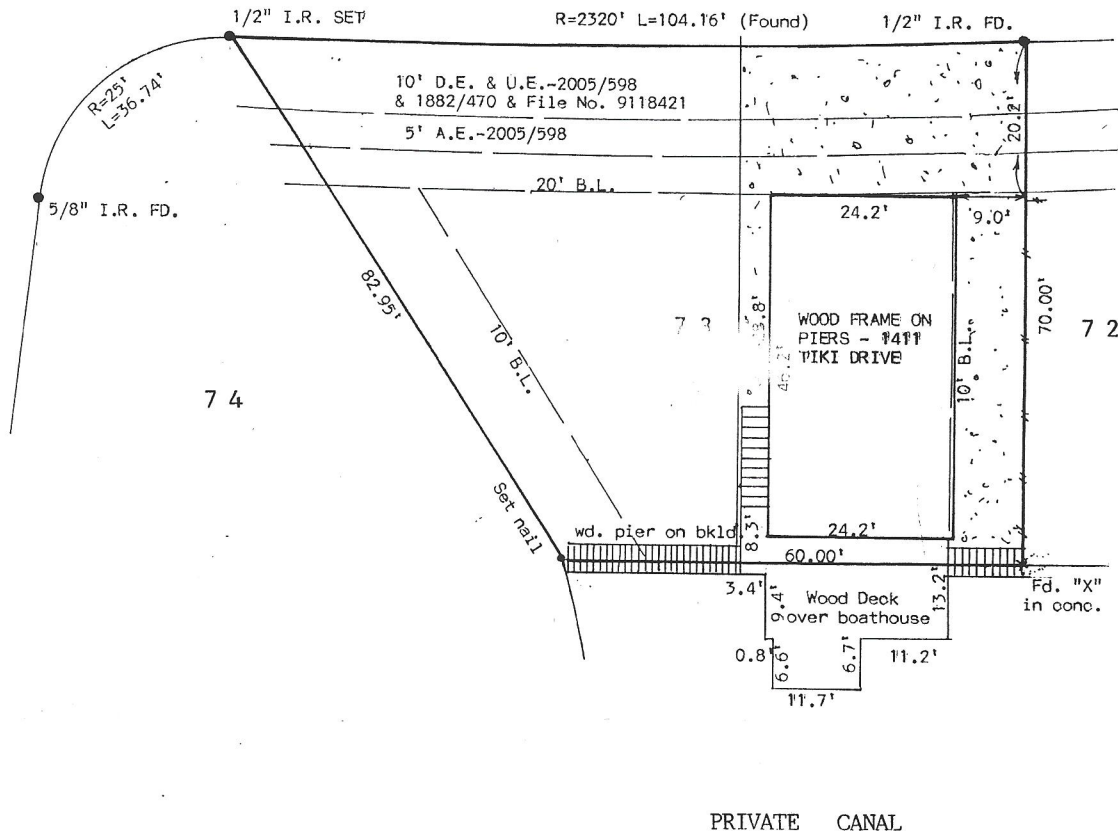
Lot 73, of TIKI ISLAND, SECTION FIVE (5), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 124 of the Map Records, transferred to Plat Record 9, Map No. 32 in the County Clerk's office of Galveston County, Texas.

Note: Property subject to agreement with HL&P for underground electric service per Vol. 1998, Pg. 280 and Vol. 2068, Pg. 517. Building lines per Vol. 1882, Pg. 446 and File No. 9118421.

SCALE
1" = 20'



TIKI DRIVE (100' R.O.W.)



I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from an actual survey made on the ground on January 4, 2006.

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
Job No. 8609

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

Date: _____ GF No. _____
Name of Affiant(s): Eric S. Lewis, Trustee, Mary Britts Lewis, Trustee
Address of Affiant: 1411 Tiki Drive, Tiki Island, TX 77554
Description of Property: ABST 7 C BUNDICK SUR LOT 73 TIKI ISLAND SEC 5A
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.

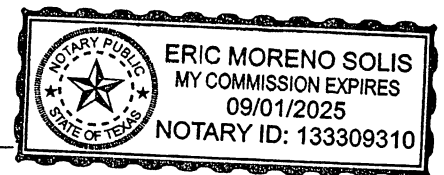
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

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 10/9/2019 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:) We replaced the original fence with a new vinyl fence on the previous fence line. Upon further examination, the wood deck over the boathouse was replaced with a larger wooden deck by the previous owner.

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.

Eric S. Lewis, Trustee *Eric S. Lewis*
Mary Britts Lewis, Trustee *Mary Britts Lewis*
SWORN AND SUBSCRIBED this 1st day of AUGUST, 2022



Eric Moreno Solis
Notary Public

(TXR 1907) 02-01-2010