

<b>ADDRESS</b> <b>(1354) OAHU</b> <b>TIKI ISLAND, TX 77554</b>		<b>LEGAL DESCRIPTION: (AS FURNISHED)</b> Lot 105, of TIKI ISLAND, SECTION 3, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 96 and transferred to Plat Record 9, Map No. 29, both of the Map Records of Galveston County, Texas.													
<b>SCALE: 1" = 40'</b>															
The Certified Registered Professional Land Surveyor signing this survey certifies the accuracy and sufficiency of the survey provided herein.															
All Information shown on this survey, Relies on a Commitment for Title Insurance, as provided by the Title Company and GF number referenced herein. The surveyor did not research subject property.															
<b>CHAIN LINK FENCE</b> —○— <b>WOOD FENCE</b> —  —															
<b>NOTES:</b> 1: Any Restrictive Covenants recorded in Volume 1616, Page 96, and transferred to Plat Record 9, Map No. 29 in the Map Records of Galveston County, Texas and Volume 1796, Page 270 in the Office of the County Clerk of Galveston County, Texas and under Galveston County Clerk's File No(s). 9118420, 2011063318, 2012022629 and 2017045900. 2: All easements and/or building setback lines shown herein are based on the recorded plat, unless otherwise noted. 3: Right-of-Way granted to Houston Lighting & Power Company by instrument recorded in Volume 1946, Page 82 and in Volume 2005, Page 596, both in the Office of the County Clerk of Galveston County, Texas. 4: A reservation of a perpetual right of way easement in, along, under, over, across, and thru all waterways to construct, operate, maintain, inspect, reconstruct, and deepen such waterways, as set forth in instrument recorded in Volume 1796, Page 270, and further defined in instrument recorded under Galveston County Clerk's File No. 9118420. 5: A reservation of a perpetual non-exclusive easement in, along, under, over, across, and thru each lot in the subdivision which abuts a waterway to the extent necessary to operate, maintain, inspect, repair, change the size of and reconstruct bulkheads located on such lots for the purpose of maintaining and protecting the said waterway from erosion from such abutting lots and parcels of land, all as set forth in instrument recorded in Volume 1796, Page 270, and further defined in instrument recorded under Galveston County Clerk's File No. 9118420. 6: Building set back line 20 feet in width along the front property line, as reflected in instrument recorded in Volume 1796, Page 270, in the Office of the County Clerk of Galveston County, Texas. (As shown herein)															
<b>BASIS OF BEARING: BEARINGS ARE BASED ON THE RECORDED PLAT</b>															
<b>SURVEYOR INFORMATION:</b>															
<b>ELITE SURVEYING COMPANY, INC.</b>  P.O. Box 1697 "So Noble Estate" Portland, TX 77588-1697 Phone: 281-997-1555 Fax: 281-485-0321		 Chicago Title Mury R. Archuleta Vice-President/ Escrow Officer 3700 Buffalo Speedway Suite 415 Houston Texas 77098 Direct Line   713-496-9884 phone   713-496-9880 / facsimile   713-496-9881 marc.archuleta@ctf.com													
<b>CLIENT GF#: CTH-IL-CTT20730182MA</b> <b>SURVEY JOB #: 9-40-20</b> <b>SURVEY INVOICE #: 12880</b> <b>SURVEYOR: J.W.W.</b> <b>DRAFTER: C. LAVAS</b> <b>APPROVED: P.R. MCMAHON</b> <b>CERTIFIED TO: (AS PROVIDED)</b> <b>CHICAGO TITLE INSURANCE COMPANY</b> CERTAINTY HOME LOANS, LLC d/b STEARNS LENDING, LLC NANCY GOODSON & JERRY WAYNE GOODSON		<b>LEGEND</b> A/C: AIR CONDITIONER BLDG: BUILDING (C): CALLED C.B.: CHORD BEARING P.T.P.: PINK TYP PIPE M.H.: MANHOLE COVER CONC.: CONCRETE COV.: COVERED G.M.: GAS METER (D.): DESCRIPTION W.W.: WATER METER E.O.W.: EDGE OF WATER (M.): MEASURED P.C.: POINT OF CURVATURE O.H.P.L.: OVERHEAD POWER LINE P.I.: POINT OF INTERSECTION P.O.B.: POINT OF BEGINNING P.O.C.: POINT OF COMMENCEMENT P.P.: POWER POLE P.R.C.: POINT OF REVERSE CURVATURE C.M.: CONTROL MONUMENT P.T.: POINT OF TANGENCY C.L.F.: CHAIN LINK FENCE F.I.P.: FOUND IRON PIPE S.I.R.: SET IRON ROD F.I.R.: FOUND IRON ROD													
<b>FLOOD ZONE</b> (FOR INFORMATIONAL PURPOSES ONLY) SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "VIE", ELEVATION 15 FEET, PER F.I.R.M. PANEL NUMBER 481886, 04180, LAST REVISION DATE 8-16-18. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.		<b>SURVEYOR'S CERTIFICATE</b> I, Patrick Ryan McMahon, Texas Registered Professional Land Surveyor No. 5120, do hereby certify that the survey plat herein is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.  <b>SURVEYOR'S NAME</b> Patrick Ryan McMahon <b>DATED:</b> 10/15/2022 <b>FOR THE FIRM</b> <table><tr><td>DATE</td><td>REVISION</td><td>DATE</td><td>REVISION</td><td>QC/1</td><td>QC/2</td></tr><tr><td></td><td></td><td></td><td></td><td>C.L.</td><td>P.R.</td></tr></table>		DATE	REVISION	DATE	REVISION	QC/1	QC/2					C.L.	P.R.
DATE	REVISION	DATE	REVISION	QC/1	QC/2										
				C.L.	P.R.										
<b>BUYER'S SIGNATURE</b> X		X													

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

Date: January 12, 2023

GF No. \_\_\_\_\_

Name of Affiant(s): Nancy Goodson and Jerry W. Goodson

Address of Affiant: 1354 Oahu Drive, 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 September 10, 2020 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): \_\_\_\_\_

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.

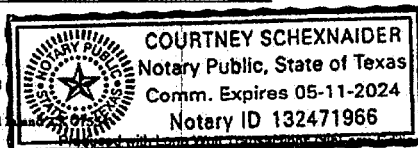
Nancy Goodson  
Nancy Goodson

Jerry W. Goodson  
Jerry W. Goodson

SWORN AND SUBSCRIBED this 17 day of January, 2023.

Cynthia Chason  
Notary Public  
Cynthia Chason

(TXR-1907) 02-01-2010



Comiskey Realty, 401 Tiki Drive Tiki  
Elizabeth Comiskey

Phone: 7138244001

Fax: 4099354000

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Nancy Goodson

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