

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

Date: February 18, 2024

GF No. _____

Name of Affiant(s): Twila L. Adair, Henry W. Adair

Address of Affiant: 218 Lokai, Tiki Island, Tx 77554

Description of Property: 218 Lokai, Tiki Island Tx 77554

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 February 21, 2023 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

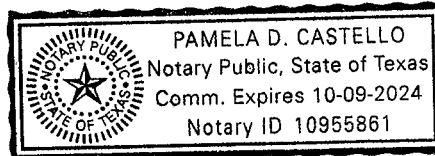
Twila L. Adair
Twila L. Adair

Henry W. Adair
Henry W. Adair

SWORN AND SUBSCRIBED this 19th day of February, 2024

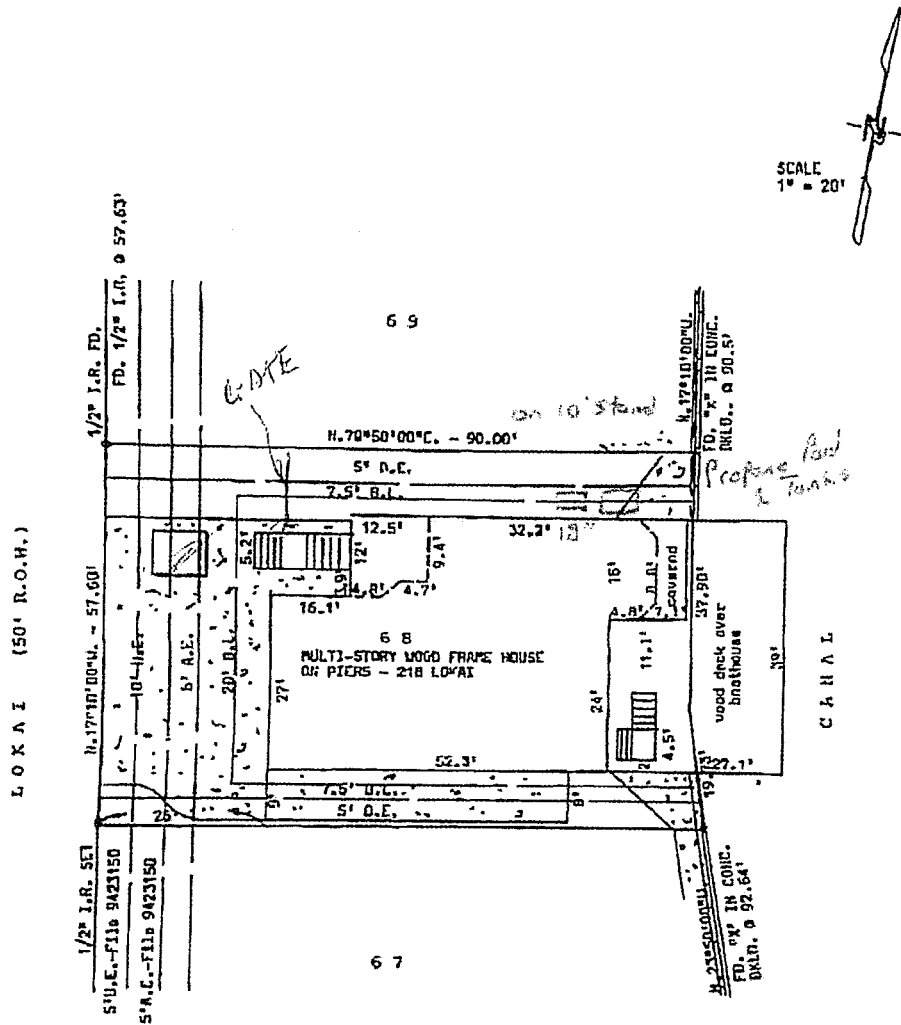
Pamela Castello
Notary Public

(TXR-1907) 02-01-2010



G.P. No. GV2396059 - Buyer: Henry W. Adair Jr. and Twila L. Adair
 Lot Sixty Eight (68), Replat of TIKI ISLAND, Section Thirteen (13), a subdivision
 in Galveston County, Texas, according to the map or plat thereof recorded in Volume
 18, Page 8, of the Map Records of Galveston County, Texas.

Notes: Property subject to perpetual waterway easement and bulkhead maintenance easement per
 Clerk's File No. 9423150. Property also subject to agreement for electrical service
 with M&P per File No. 8623862.

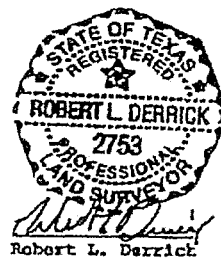


SCALE
 1" = 20'

I hereby certify that this is a plat on the above property
 indicating improvements thereon which was prepared under my
 supervision from a survey made on the ground on February
 10, 2023.

Subject property DOES lie within the 100 year flood plain;
 Property lies in Zone VE, elevation 15' according to Map
 No. 401585 0416 G.

Derrick Surveying
 13016 Elizabeth Drive
 Santa Fe, Texas 77510
 409-925-7221
 Firm No. 10105300



Robert L. Derrick

Jeh No. 12171