

Lots 17 and 18 Block ~
 Addition Tiki Island
 Section 1 recorded in Vol. 1616 Page 59
in the Office of the County
Clerk of Galveston County,
TEXAS.

Purchaser Jimmy Goodman and wife
 (Owner) Yu Ping Goodman
 Address 223 Bora Bora
Galveston, Texas 77554
 Title Co. Stewart Title GF# 98205687

Scale 1" = 20'
 Date 3-10-98
 Job # 98-3-31
 Key Map 772Q



I, F.G. Huffman, a Registered Professional Surveyor in the State of Texas; hereby certify that this plat was made from an actual survey on the ground by me or under my direction; that no encroachments exist at the time of this survey unless reflected hereon; that said survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

F. G. HUFFMAN & ASSOCIATES
 8302 Cheswick Drive
 Houston, Texas 77037
 281 447 7802 Fax 281 847 4504



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

Date: September 25, 2024

GF No. _____

Name of Affiant(s): Yu Ping, Jimmy D. Goodman

Address of Affiant: ABST 7 S BUNDICK SUR LOT 18 (17-1) TIKI ISLAND

Description of Property: Residential Lot

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 25, 2024 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.

 09/25/24

 09/25/24

Jimmy D. Goodman

SWORN AND SUBSCRIBED this 25th day of September, 2024

Notary Public
Cynthia Chason

(TXR-1907) 02-01-2010