

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT  
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: \_\_\_\_\_ GF No. \_\_\_\_\_  
Declarant: Ashley R Gill, Administrator of the Estate of Charlie Willingham  
Description of Property: 510 21st Avenue North, Texas City, TX 77590  
County Galveston, Texas  
Date of Survey: 07/13/2012

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:



1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since the Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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
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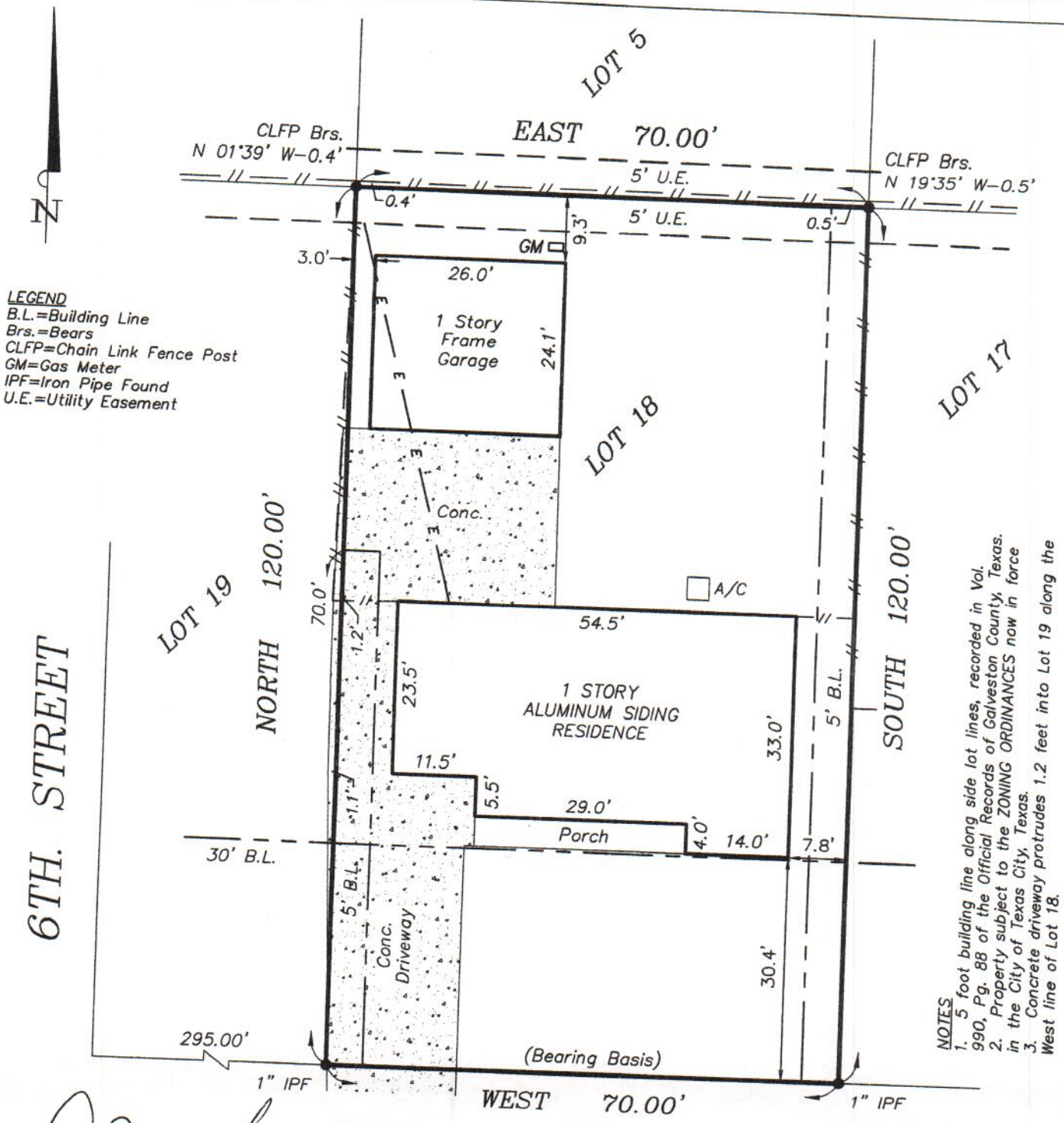
5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

- 6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
- 7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Ashley R. Gill</u> My date of birth is <u>08/14/1988</u> and my address is <u>11752 McGregor Street, Santa Fe,</u> <u>TX 77510</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Galveston</u> County, State of <u>Texas</u>, on the <u>5th</u> day of <u>March</u>, <u>2025</u>.</p> <p>Signed:  Declarant</p> <div style="border: 1px solid black; padding: 2px; font-size: small;"><p>dotloop verified 03/05/25 3:13 PM CST VQ9C-OWEJ-PQAN-C9BM</p></div>	<p>My name is _____ My date of birth is _____ and my address is _____</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed:  Declarant</p>
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# SURVEY OF

THE PROPERTY LOCATED AT 510 21ST AVENUE NORTH, BEING LOT 18, IN BLOCK 3, OF MAINLAND PARK ADDITION SECTION G, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 254-A, PAGE 67 AND TRANSFERRED TO PLAT RECORD 2, MAP NO. 40, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



6TH. STREET

LOT 19

NORTH 120.00'

LOT 18

LOT 5

LOT 17

SOUTH 120.00'

WEST 70.00'  
21ST. AVENUE NORTH  
(60' R.O.W.)

*David M. Hoelzer*

TO: WELLS FARGO BANK, NA and SOUTH LAND TITLE, LLC, EXCLUSIVELY.

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use. Certification shown is revoked and this survey is null and void if this document is altered in any manner, or does not bear an original seal and signature of Todd J. Slaton in blue ink. All 1/2 inch iron rods set with a cap stamped "True Meridian".

### FLOOD STAMP

IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485514 0035 C, MAP REVISED MAY 2, 1983. THIS PROPERTY LIES IN FLOOD ZONE B.

By: *Todd J. Slaton*  
Todd J. Slaton, Registered Professional Land Surveyor No. 5082

*7/16/12*  
Date:

PURCHASER: David M. Hoelzer  
South Land Title, LLC  
GF No. TC1211832

NOT FOR CONSTRUCTION  
SCALE: 1" = 20'  
DATE SURVEYED: JULY 13, 2012  
JOB NO. 12-1947

