

SCALE: 1" = 20'

LEGEND

B.L.	Building Setback Line
U.E.	Utility Easement
A.E.	Overhead Aerial Easement
D.E.	Drainage Easement
B.H.	Bulkhead

[Signature] 03/31/22

[Signature] 3/3/22

Survey of Lot Seventy-four (74), of TIKI ISLAND, SECTION ELEVEN (11), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 193, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brian S. House
 Brian S. House
 Registered Professional
 Land Surveyor No. 6520



GALVESTON OFFICE
 Registration Number: 10183088
 (409) 740-1517 www.hightidelandsurveying.com
 6017 HARBORSIDE DRIVE | GALVESTON, TX 77554
 Mailing | P.O. BOX 10142 | GALVESTON, TX 77552

SURVEY DATE: JUNE 11, 2021
 FILE No.: 7146-0000-0074-000
 DRAFTING: AM
 JOB No.: 21-0471

- NOTES:**
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
 - 3) Bearings based on recorded plat.
 - 4) Surveyed without benefit of a Title Report.

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: December 2, 2025

GF No. _____

Name of Affiant(s): Beverly A Hakola, Gregg A Morin

Address of Affiant: 107 Bamaku Bend, Tiki Island Tx 77554

Description of Property: Residential Dwelling

County Galveston, Texas

Date of Survey: December 2, 2025

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant 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 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):

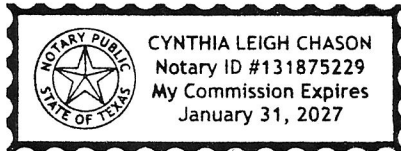
NONE

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <i>Beverly A Hakola</i> 12/02/25</p> <p>Affiant Beverly A Hakola</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <i>Gregg A Morin</i> 12/02/25</p> <p>Affiant Gregg A Morin</p>
--	--

SWORN AND SUBSCRIBED this 3 day of December, 2025



Cynthia Leigh Chason
Notary Public
Cynthia Chason