

**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: January 4, 2026 GF No. _____
Declarant: Tanya Melville, Paul Esquivel
Description of Property: ABST 121 HALL & JONES SUR LOT 1875 SEA ISLE 9TH EXTENSION
County Galveston, Texas
Date of Survey: November 1, 2001

"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:

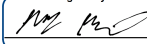
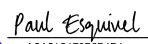
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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

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 MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Tanya Melville</u> . My date of birth is _____ . and my address is <u>12 Deerwood W Apt 48B,</u> <u>Irvine CA 92604</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Orange</u> County, State of <u>California</u>, on the _____ day of <u>1/4/2026 7:31:07 PM CST</u> .</p> <p>Signed:</p> <p><small>DocuSigned by:</small>  _____ <small>CAAFB8A35C7DE459...</small> Declarant</p>	<p>My name is <u>Paul Esquivel</u> . My date of birth is _____ . and my address is <u>12 Deerwood W Apt 48B,</u> <u>Irvine CA 92604</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Orange</u> County, State of <u>California</u>, on the _____ day of <u>1/4/2026 7:33:42 PM CST</u> .</p> <p>Signed:</p> <p><small>Signed by:</small>  _____ <small>CAAFB8A35C7DE459...</small> Declarant</p>
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DocuSigned by:

Paul Esquivel

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2/14/2023

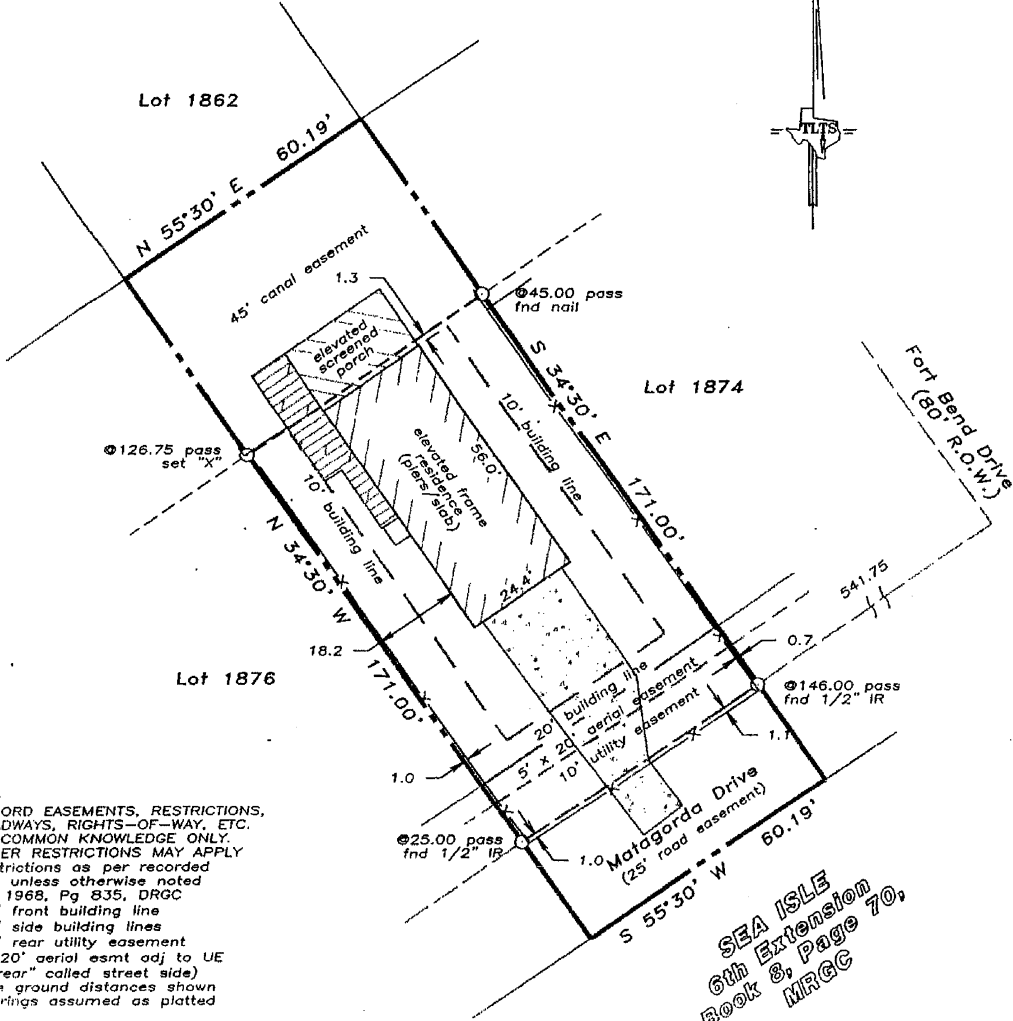
DocuSigned by:

[Signature]

0A6B8A35CD7E459...

2/14/2023

This property is within the 100-Year Special Flood Hazard Area & is designated to be w/in FIRM Zone V21, located on Panel 068-D, Community #485469, August 15, 1983.



- NOTES:
- RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, ETC. BY COMMON KNOWLEDGE ONLY. OTHER RESTRICTIONS MAY APPLY
 - Restrictions as per recorded plat unless otherwise noted
 - Vol 1968, Pg 835, DRGC
 - :20' front building line
 - :10' side building lines
 - :10' rear utility easement
 - :5' x 20' aerial esmt adj to UE ("rear" called street side)
 - True ground distances shown
 - Bearings assumed as platted

Scale: 1" = 30'

SEA ISLE
6th Extension
Book 8, Page 70,
MRGC

LAND TITLE SURVEY OF A TRACT OF LAND being Lot 1875, of NINTH EXTENSION TO SEA ISLE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 114, in the Office of the County Clerk of Galveston County, Texas.

Subject property: 22118 Matagorda Drive
Galveston County, Texas
To Stephen J. Matijevich, Anne C. Matijevich and whom it may concern;
I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.



Laurence C. Wall
RPLS #4814
November 1, 2001

TLTS TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883