

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: 5-27-26 GF No. _____
Declarant: _____
Description of Property: See ATTACHED
County GALVESTON, Texas
Date of Survey: _____

"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):

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.

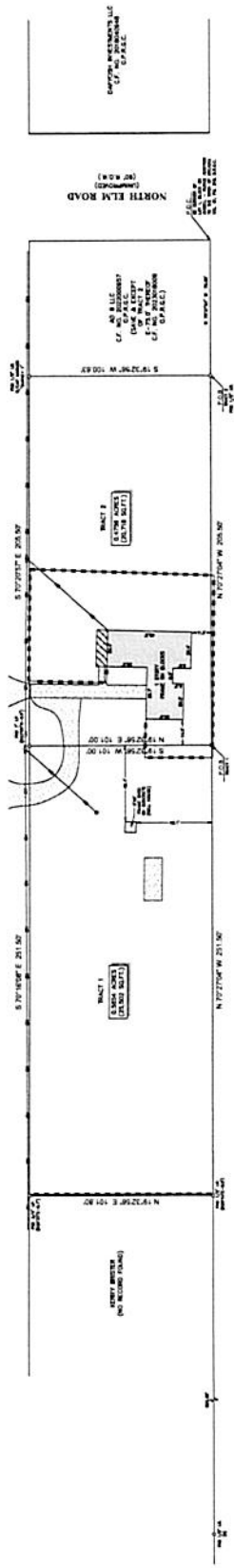
My name is <u>Ricardo A. Martinez</u>. My date of birth is <u>07/18/1987</u>. and my address is <u>307 Ogilvie St.</u> <u>Houston TX 77017</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: _____ Declarant	My name is <u>GUSTAVO SANCHEZ</u>. My date of birth is <u>8-18-1988</u>. and my address is <u>1115 AUGERT ST</u> <u>HOUSTON TX 77017</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: _____ Declarant
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STATE HIGHWAY 6
(UP 628)

STATE HIGHWAY 6
(UP 628)

SCALE 1"=20'

PROPERTY OF STATE OF TEXAS
COUNTY OF DALLAS
DISTRICT OF 10
SECTION 36
TOWNSHIP 10N
RANGE 10E



10/10/2010
(UP 628)

10/10/2010
(UP 628)

TRACT 1
DESCRIPTION OF A TRACT OF LAND CONTAINING
IN THE AREA 100.00 ACRES, MORE OR LESS,
SALVATION COUNTY, TEXAS

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(10.0000 ACRES)

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10/10/2010
(UP 628)

STATE HIGHWAY 6
(UP 628)

Survey I, Inc.

Survey I, Inc. is a professional surveying firm located in Dallas, Texas. The firm is licensed by the State of Texas and is a member of the National Society of Professional Surveyors. The firm has been in business for over 20 years and has completed numerous surveys for clients throughout the state. The firm is currently working on a project in Dallas, Texas, and is seeking a qualified surveyor to assist with the project. The surveyor should have a minimum of 5 years of experience in land surveying and should be able to provide references from previous clients. The surveyor should also be able to provide a detailed report of the survey results. The firm is offering a competitive salary and benefits package to the right candidate. If you are interested in this position, please send your resume and references to the firm's attention.

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Exhibit "A"

TRACT 1: A tract of land out of Lot 1, Block 80 of the Angell-Runge Addition to Arcadia, Galveston County, Texas, according to map or plat of said Addition recorded in Vol. 91, Page 216, in the office of the County Clerk of Galveston County, Texas, and the being more particularly described by metes and bounds as follows: BEGINNING at a point in the South line of said Lot 1, Block 80, Angell-Runge Addition to the town of Arcadia, Galveston County, Texas, and the North right of way line of the G.C. & S.F.R.R., which point is 280.5 feet Westerly from the Southeast corner of said Lot 1; THENCE from said beginning point in a Westerly direction, along the Southerly line of said Lot 1, at 151.5 feet pass the Southwest corner of that certain one acre tract of land conveyed to Curtis Ward, et ux, by Mrs. M.D. Bulls by deed recorded in Volume 725, Pages 386 and 387, in the office of the County Clerk of Galveston County, Texas, which said one acre tract is the same land conveyed to Frank Termini by Ella Marie McCarty, et vir, J.C. McCarty, by deed recorded in Vol. 563, Page 226 and 227, in said office, in all, a distance of 251.5 feet to the Southwest corner of that cert tract of land conveyed to Curtis Ward, et ux, by A.J. Costa, et ux, recorded in Vol. 1301, pages 304 to 306, inclusive; THENCE at a right angle, in a Northerly direction, and parallel to the East line of said Lot 1, a distance of 101.8 feet to a point for corner in the Southerly right of way line of State Highway No. 6; THENCE in an easterly direction, along said right of way line, at 100 feet pass the Northeast corner of said land described in Volume 1301, page 304-6, in all, a distance of 251.5 feet to a point for corner; THENCE in a Southerly direction, parallel to the East line of said Lot, a distance of 101 feet to the place of beginning.

TRACT 2: A tract of land containing 0.65 of an acre of land, more or less, out of Lot 1, Block 80 of the Angell-Runge Addition to Arcadia, Galveston County, Texas, according to the map or plat of said Addition recorded in Volume 91, Page 216, in the office of the County Clerk of Galveston County, Texas, and described as follows: BEGINNING at the Southeast corner of Lot 1 Block 80 of the Angell-Runge Addition to Arcadia, Galveston County, Texas, said corner being on the Northerly right of way line of the G.C. & S.F. RR.; THENCE in Westerly direction, along the Northerly right of way line of said Railroad and along the Southerly line of said Lot 1 of said Block 80, a distance of 280.5 feet to a point for corner; THENCE in a Northerly direction, parallel to the Easterly line of said Lot 1, a distance of 101 feet to a point for corner in the Southerly right of way line of State Highway NO. 6, THENCE in an Easterly direction, along said right of way of said Highway, a distance of 280.5 feet to a point for corner in the Easterly line of said Lot 1, a distance of 100.5 feet to the place of beginning, containing 0.65 acres of land, more or less, and being the Easterly 280.5 feet of the certain one-acre tract of land, more or less, and being the Easterly 280.5 feet of that certain one-acre tract of land conveyed to Curtis Ward, et ux, by Mrs. M.D. Bulls by deed recorded in Volume 725, Page 386 and 387, in the office of the County Clerk of Galveston County, Texas, which said one-acre is McCarty, recorded in Volume 563 at Pages 226 and 227, in same office; LESS AND EXCEPT 75 feet off of the East side of said tract, same having been heretofore to Lester Orem

The above described Tracts are subject to and conveyed to a Right of way easement to Hitchcock Ice and Ice and Cold Storage Company as recorded in Volume 417, Page 254 in the Office of the County Clerk of Galveston County, Texas.