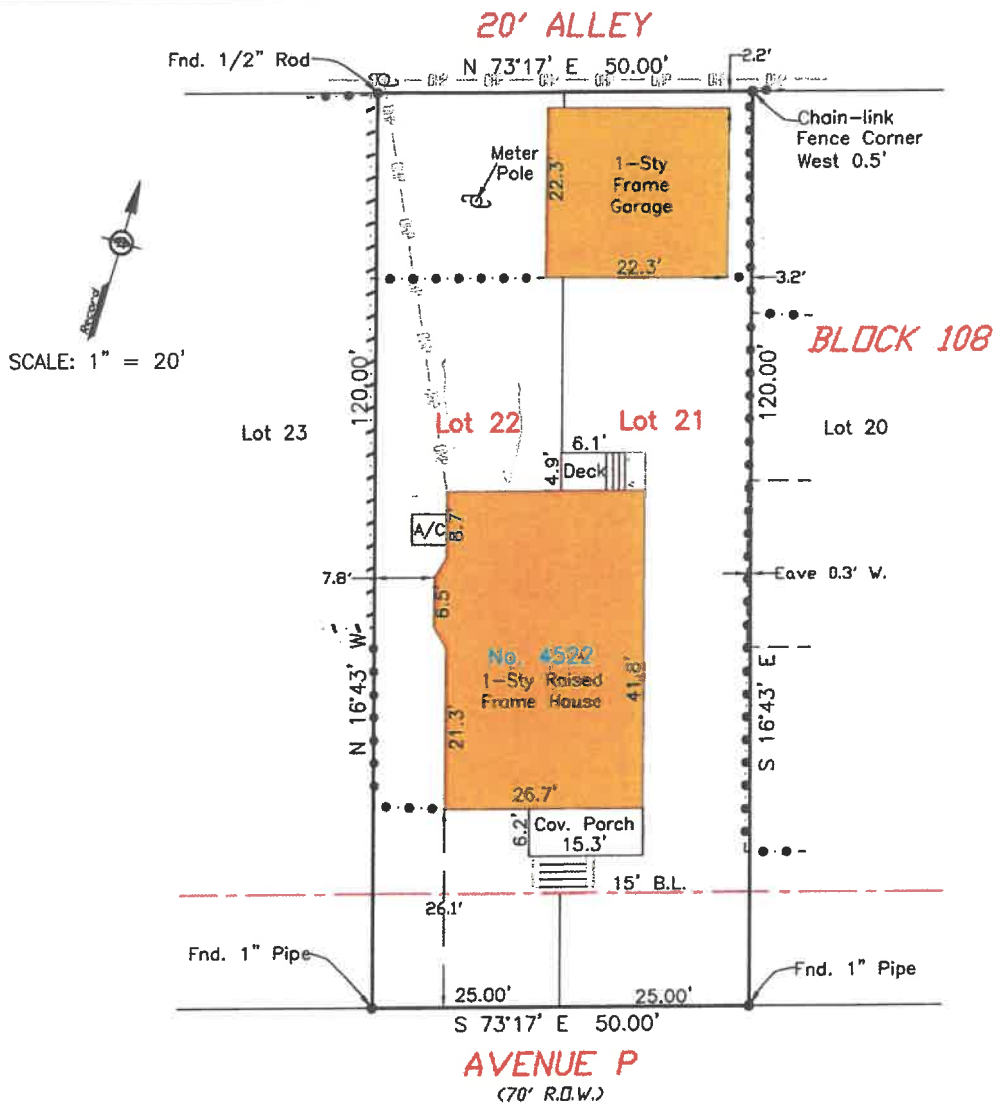




Survey of Lots Twenty-One (21) and Twenty-Two (22) in Block One Hundred Eight (108) of DENVER RESURVEY, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 91, page 196, in the Office of the County Clerk of Galveston County, Texas.

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.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



NOTES:

- 1) This property is subject to the zoning ordinances of the City of Galveston.
- 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 3) This property is subject to any restrictions of record and specifically those recorded under Volume 379, page 306 of the Official Public Records of Real Property of Galveston County, Texas. This property may be subject to setbacks from power lines as established by DSHA (call your power company).
- 4) Bearings are based on the monumentation of Avenue P.

Surveyed without benefit of a title commitment.

Legend:

- Overhead Power
- Chain Link Fence
- Wood Fence
- Concrete
- Power Pole
- B.L. Building Setback Line

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physick: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

Drafting: ba Survey Date: July 13, 2017
Update: January 2, 2018

Surveyed for: Ted Shook

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: August 18, 2026 GF No. _____
Declarant: Rick J. Baudoin and James C. Moore
Description of Property: 4522 Ave P, Galveston, Tx 77551 Lots 21 & 22, Denver ReSurvey
County Galveston, Texas
Date of Survey: January 2, 2018

"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, decks, 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):

Screened deck & outdoor shower added (not past the east and west sides of existing house.

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>Rick J. Baudin</u>. My date of birth is <u>10/20/1951</u>. and my address is <u>2759 LONGLEAF PINES DR.</u> <u>KINGWOOD, TX 77339</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Galveston</u> County, State of <u>Texas</u>, on the <u>18</u> day of <u>August</u>, <u>2026</u>. Signed: <u>[Signature]</u> Declarant	My name is <u>James C. Moore</u>. My date of birth is <u>06/29/1956</u>. and my address is <u>2759 Longleaf Pines Dr</u> <u>KINGWOOD, TX 77339</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Galveston</u> County, State of <u>Texas</u>, on the <u>18</u> day of <u>August</u>, <u>2026</u>. Signed: <u>[Signature]</u> Declarant
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