

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: September 15, 2026 GF No. _____
Declarant: Peter J. Hays and Karen D. Hays
Description of Property: ABST 203 PAGE 14 LOTS 55 & 56 RANCHO CARRIBE SUB, GALVESTON COUNTY, TX
County Galveston, Texas
Date of Survey: 9-17-2018

"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):

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.

Form T-47.1

Sec. V

Effective November 1, 2024

TXR 1957

cXp Realty LLC, One Riverway, Ste 1700 Houston TX 77056
Karen Hays

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HAYS 804

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>Peter J. Hays</u> My date of birth is _____ and my address is <u>804 Sombrero Drive, Crystal Beach, TX 77650</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>15th</u> day of <u>September</u>, 2026 Signed: _____ Declarant	My name is <u>Karen D. Hays</u> My date of birth is _____ and my address is <u>804 Sombrero Drive, Crystal Beach, TX 77650</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>15th</u> day of <u>September</u>, 2026 Signed: _____ Declarant
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Subject to Restrictions Recorded in
Vol. 18/Pg. 588 GCMR
GCCFN(s) 9601322, 9823979, 2000030801,
and 2013037373 OPRCtX

Per Plat (GCMR)
20' Front B.L.
10' Side B.L.
(along Villa Drive)
B.L.=Building Line

LEGEND
Co Power Pole
Guy Wire
Overhead Utility Empt

Survey of Lots Fifty-Five (55) and Fifty-Six (56) of
RANCHO CARRIBE, a subdivision in Galveston County,
Texas, according to the map or plat thereof recorded in
Volume 18, Page 588, of the Map Records 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.

Michael Hoover
Michael Hoover
Registered Professional
Land Surveyor No. 5423



NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency and lies within the designated coastal borders.
- 2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
- 3) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
- 4) Title Company: Republic Title of Texas
SUBJECT TO: (10A) BPSUD Empt. GCCFN 2009031642 OPRCtX
DOES NOT APPLY: (10J) Drainage Empt. and (10A) Gulf State U.E. GCCFN 9506747 OPRCtX.
Borrower: Miguel Flores and Tracey R Flores

SURVEY DATE: September 17, 2018
FILE NO.: 6042-0000-0055-000
DRAFTING: ms
JOB NO.: 18-5721



SCALE: 1" = 40'

804 Sombrero Drive, Crystal Beach, TX 77650

Rev. 09-19-2018 to add
Survey date



CRYSTAL BEACH OFFICE
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