Prepared by:

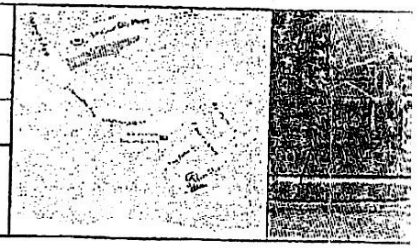
TerraCorp

Ordered By:

THE LENDING PARTNERS

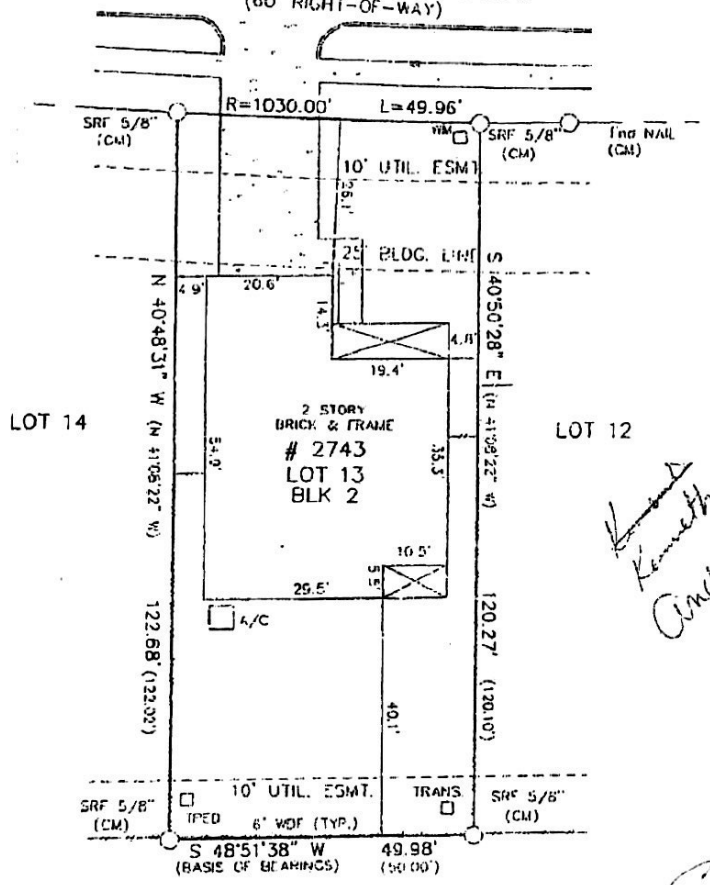
The Lending Partners

Property Address: 2747 Rio Bella Court, League City, TX 77573	TerraCorp Order No: TXI 2071109
Client Order Number: HT12-376531	Completed Date: 07/26/12
Certified To: Wesley James Gregory Helton and Jacqueline Helton, Federal Title, Inc	
Legal Description: Lot Thirteen (13), Block Two (2) of TUSCAN LAKES, SECTION SF 50-1 SE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 20064, Page 166, in the Office of the County Clerk of Galveston County, Texas	



RIO BELLA COURT

(60' RIGHT-OF-WAY)



Kenneth R Baley
Andrea W. Baley

NOTES

The following items are from Schedule B, Commitment for Title Insurance, Title Resources Guaranty Company, GF No. HT12-376531, issued July 8, 2012.

10 The following matter(s) affecting the subject property as shown on the map recorded in Volume 20064, Page 166, of the Map Records of Galveston County, Texas:

Building setback line located 25 feet from the Northerly property line.

A public utilities easement, 10 feet in width, along the Northwesterly property line.

A public utilities easement, 10 feet in width, along the Southeasterly property line.

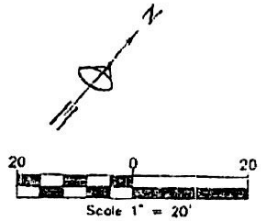
- Pipeline easement executed by British Petroleum as successor to Stanolind Pipeline Company recorded in Volume 487, Page 618 to Pan American Company, dated October 19,1933, recorded in Volume 507, Page 83, of the Deed Records of Galveston County, Texas, does not affect.
- Pipeline easement executed by British Petroleum to Humble Pipeline Company, dated September 15,1937, recorded in Volume 559, Page 10, of the Deed Records of Galveston County, Texas, blanket easement.
- Pipeline easement executed by El Paso as successor to Warren Petroleum Company recorded in Volume 733, Page 63 and assigned to Coastal States Crude Gathering Company, dated May 29,1946, recorded in Volume 1749, Page 835, of the Deed Records of Galveston County, Texas, blanket easement.
- Easement executed by Stewart Title Guaranty Company to Community Public Service Company dated November 19,1961, recorded in Volume 1469, Page 449 and corrected thereof recorded in Volume 1479, Page 84, of the Deed Records of Galveston County, Texas, does not affect.
- Easement executed by Willis Stewart to Community Public Service Company, dated February 13,1963, recorded in Volume 1551, Page 511, of the Deed Records of Galveston County, Texas, does not affect.
- Right-of-way easement executed by Jim R Smith, Trustee to City of League City, dated August 15,1975, recorded in Volume 2603, Page 528, of the Deed Records of Galveston County, Texas, does not affect.
- Donation Grant of Public Road Right of Way (State Highway No. 96) as set out in instruments dated June 3, 1998 filed for record under Galveston County Clerk's File No. 9820233, does not affect.
- Donation Grant of Public Road Right of Way (F.M. 270) as set out in instruments dated June 3, 1998 filed for record under Galveston County Clerk's File No. 9820232, does not affect.
- Donation Grant of Drainage and Wetlands Mitigation Easement as set out in instruments dated June 3, 1998 filed for record under Galveston County Clerk's File No. 9820234, does not affect.

BASIS OF BEARINGS

Bearings shown hereon are based on a bearing of ... W for the South line of Lot 13, Block 2 of Tuscan L... Section SF50-14a SE, a subdivision in Galveston C... Texas according to the plat thereof recorded in Volu... Page 166 in the Office of the County Clerk, Galveston... Texas.

LEGEND

A/C ..... AIR CONDITION
(CM) ..... CONTROLING MONUMENT
SRF ..... STEEL ROD FOUND
TPED ..... TELEPHONE PEDESTAL
TRANS ..... ELECTRIC TRANSFORMER
( ) ..... PLAT CALLS
WDF ..... WOOD FENCE
WM ..... WATER METER
——— WOOD FENCE



FLOOD NOTE

According to the F.I.R.M. # 485488 0035D this propert... in "Zone X" and does not lie within the 100-year flood ...

I hereby certify that this plat represents the results of a... made on the ground on the 25th day of July, 2012.

Signed 26th day of July, 2012

STATE OF TEXAS
REGISTERED
NEIL D. CULVER
5211
PROFESSIONAL
LAND SURVEYOR

Neil D. Culver

Scanned with CamScanner