

This property IS NOT located in the 100 year flood plain & is in insurance rate map zone X, as per map 485468 0005E dated 09-22-99.

SCALE: 1" = 20'

U.E.—UTILITY EASEMENT
B.L.—BUILDING LINE

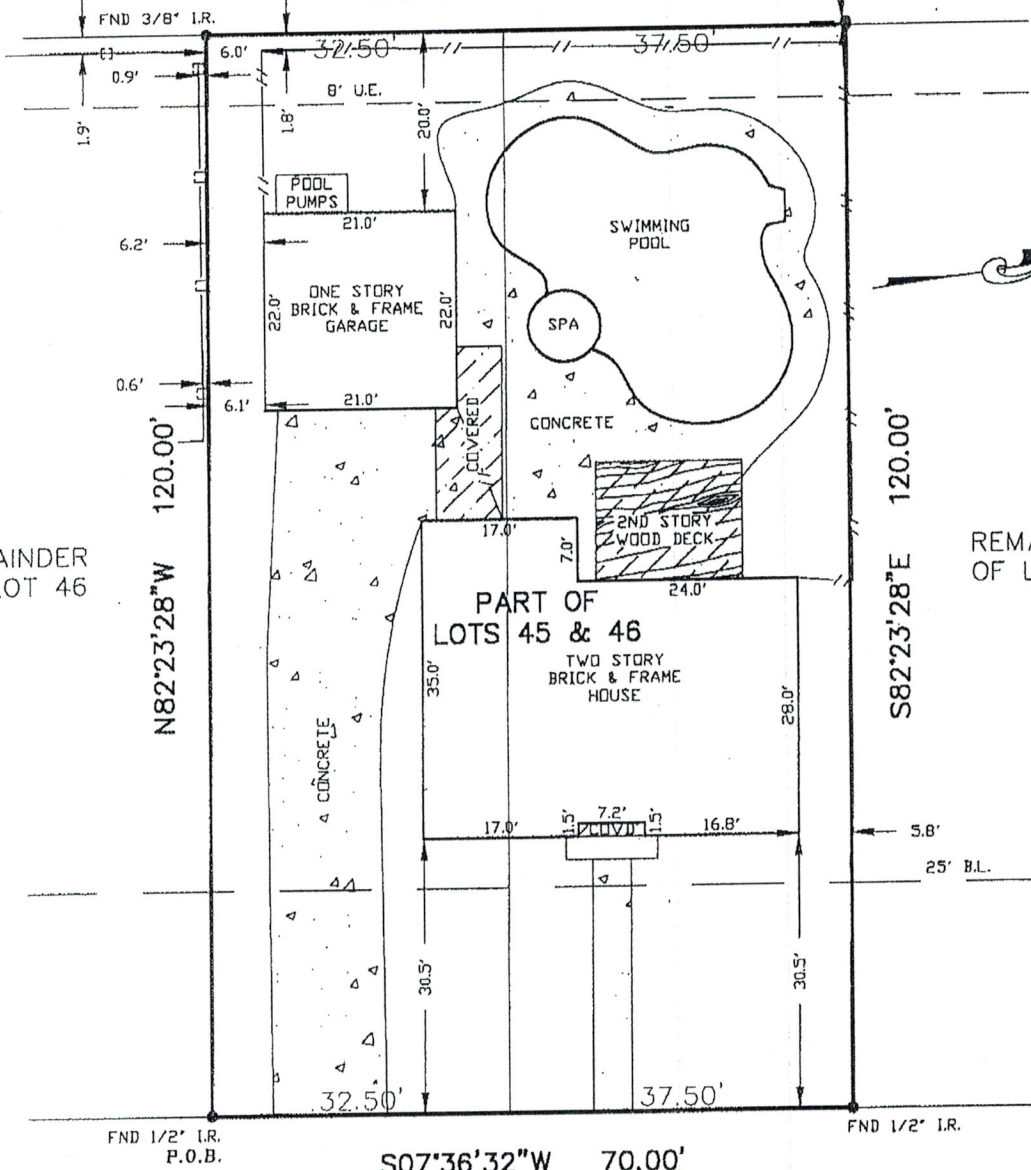
LEGEND

R.O.W.—RIGHT OF WAY
I.R.—IRON ROD
—//—WOOD FENCE
— [] —WOOD RAIL WITH HOG WIRE FENCE

GOLF COURSE

N83°32'24"W - 0.43'
FND 1/2" I.R.

N07°36'32"E 70.00'



3

REMAINDER OF LOT 46

REMAINDER OF LOT 45

PART OF LOTS 45 & 46

TWO STORY BRICK & FRAME HOUSE

SAINT CLOUD DRIVE

6 0' R. O. W.

Jill R See
Richard R See



I HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED 12-20-00

MM

REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS

NOTES:

- 1.) BASIS FOR BEARINGS: ASSUMED AS PLATTED
- 2.) DISTANCES SHOWN ARE GROUND DISTANCES
- 3.) ALL ABSTRACTING DONE BY TITLE COMPANY
- 4.) SURVEY BASED ON BEST OF EVIDENCE FOUND

* THE DESCRIPTION OF THE SOUTH HALF OF LOT 45 AND THE NORTH 32.50 FEET OF LOT 46, SEE ATTACHED EXHIBIT 'A'

THIS CERTIFICATION IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANY ONE OTHER THAN THE PARTIES ADDRESSED BELOW, OR DOES NOT BEAR AN ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.

LOT(S)	BLOCK	SUBDIVISION	SECTION
*	3	REPLAT AND EXTENSION OF SUNMEADOW	1
RECORDATION	VOL. 8, PG. 88, AND VOL. 1616, PG. 172, G.C.M.R.(S)		COUNTY STATE
			GALVESTON TEXAS
ADDRESS	CITY	ZIP CODE	LENDER
308 SAINT CLOUD DRIVE	FRIENDSWOOD	77546	
PURCHASER	TITLE COMPANY		G.F. NO.
RICHARD RAY SEE, III AND JILL R SEE	CHICAGO TITLE		
FIELD BY:	MS	12-21-10	JOB NO. 10-12-030
DRAWN BY:	LR	12-21-10	
CHECKED BY:	MM	12-21-10	REVISION:

ARROW SURVEYING

P.O. BOX 410 PEARLAND, TEXAS 77588
(281) 412-2294 FAX(281) 412-2314

EXHIBIT "A"

The South One-Half (1/2) of Lot Forty-Five (45) and the North 32.50 feet of Lot Forty-Six (46), in Block Three (3), of Replat and Extension of Sunmeadow, Section One (1), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 173 and transferred to Plat Record 8, Map No. 88 in the Office of the County Clerk of Galveston County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found on the West line of Saint Cloud Drive (60 foot wide), being 42.50 feet, North 07 deg. 36 min. 32 sec. East from the Southeast corner of the aforementioned Lot 46, or from the Northeast corner of Lot 47, said rod marking the Southeast corner of the herein described tract;

Thence North 82 deg. 23 min. 28 sec. West, across said Lot 46, distance of 120.00 feet to a 3/8 inch iron rod found on the East line of the Golf Course, marking the Southwest corner of the herein described tract;

Thence North 07 deg. 36 min. 32 sec. East, with said East line, passed the common West corner of said Lots 45 and 46, at a distance of 32.50 feet and continuing for a total distance of 70.00 feet to a point for a corner, marking the Northwest corner of the herein described tract, from which a 1/2 inch iron rod found at 0.43 feet that bears North 83 deg. 32 min. 24 sec. West;

Thence South 82 deg. 23 min. 28 sec. East, across said Lot 45, distance of 120.00 feet to a 1/2 inch iron rod found on said West line of Saint Cloud Drive, marking the Northeast corner of the here described tract;

Thence South 07 deg. 36 min. 32 sec. West, with said West line, passed the common East corner of said Lots 45 and 46, at a distance of 37.50 feet and continuing for a total distance of 70.00 feet to the Point of Beginning.



**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: January 27, 2021

GF No. _____

Name of Affiant(s): Angela R Creel

Address of Affiant: 308 Saint Cloud Dr., Friendswood, Tx 77546-5651

Description of Property: ABST 184 Page 2 S 1/2 of LOT 45 & N 32.5 FT OF LOT 46 BLK 3 SUNMEADOW

County Galveston, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of _____, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are 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. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We 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 our actual knowledge and belief, since 12.21.2010 there have been no:

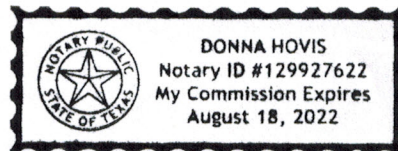
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Angela R Creel
Angela R Creel



SWORN AND SUBSCRIBED this 28th day of January, 2021
Donna Hovis
Notary Public