

*David P. Cates
Charisol Cates*

NOTE: An unlocated easement has been granted to Jake Krovetz, recorded in Vol. 823, Pg. 290, O.C.C.G.C.
 NOTE: An easement to H.L.M.P. has been filed in Vol. 2825, Pg. 28, O.C.C.G.C. (Does not visibly affect this lot.)
 * - 2.009 acres (Part Subd. "H" & "I")

*	-	Angell-Runge Addition to the Town of Arcadia	-	Galveston
91/216, O.C.C.G.C.		-	1"=150'	1096474
David P. Cates and, Charisol Cates		14910 Cedar Road		
		481502 00206 10-18-81 150' 1"		
		5-23-89		
F.W.	<i>TC</i>	I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.		
D	-			
F.C.	-			
		Toby P. Couchman & Associates 11013 Fuqua #120 Houston, Texas 77089 (281) 997-0652		

FIELD NOTES
OF A SURVEY OF

A tract of land containing 2.009 acres, more or less, situated partly in Subdivision "H" and Subdivision "I", Lot 3, Block 76, ANGELL-RUNGE ADDITION TO THE TOWN OF ARCADIA, a subdivision located in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 91, Page 216, in the Office of the County Clerk of Galveston County, Texas, said 2.009 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Subdivision "I", said point being the Southwest corner of Subdivision "J" and also being the Southwest corner of a tract of land described in Deed recorded in Volume 2169, Page 225, Deed Records, Galveston County, Texas;

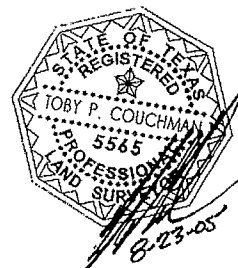
THENCE South $70^{\circ}54'00''$ East, with the North line of said Subdivision "I", same being the South line of said Subdivision "J", a distance of 129.00 feet to a $\frac{1}{2}$ inch iron rod found marking the Northwest corner and POINT OF BEGINNING of the herein described tract, same being the Northeast corner of a tract of land deeded to L.J. Nolen by Deed recorded in Volume 911, Page 121, D.R.G.C.;

THENCE South $19^{\circ}06'00''$ West, parallel with and 129.00 feet perpendicularly distant Easterly from the West line of said Subdivisions "I" and "H", at a distance of 778.64 feet pass a $\frac{5}{8}$ inch iron rod found on the occupied North right-of-way line of Cedar Road, and continue for a total distance of 783.67 feet to a point for the Southwest corner of the herein described tract, on the recorded North right-of-way line of said Cedar Road;

THENCE North $87^{\circ}40'08''$ East, along and with said recorded line, parallel with and 20.00 feet perpendicularly distant Northerly from the South line of said Subdivision "H", a distance of 123.54 feet to a point for the Southeast corner of the herein described tract;

THENCE North $19^{\circ}06'00''$ East, parallel with and 115.00 feet perpendicularly distant Easterly from the West line of the herein described tract, at a distance of 4.80 feet pass a $\frac{1}{2}$ inch iron rod found on the occupied North line of said Cedar Road, and continue for a total distance of 783.53 feet to a $\frac{1}{2}$ inch iron rod found marking the Northeast corner of the herein described tract, in the Northerly line of said Subdivision "I";

THENCE North $70^{\circ}54'00''$ West, along and with said Northerly line, a distance of 115.00 feet to the POINT OF BEGINNING and containing 2.009 acres of land, more or less.



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

Date: 8-15-2021

GF No. _____

Name of Affiant(s): David Cates,

Address of Affiant: 4806 Ave P

Description of Property: ABST 612 I & G N RR SUR SEC 18 PT OF LOTS H & I (8-1) BLK 76 AN GELL RUNGE ADDN
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 Texas, 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.

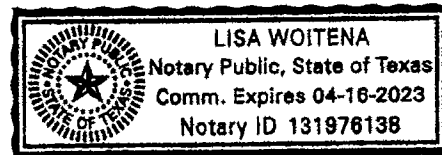
4. To the best of our actual knowledge and belief, since 2005 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction 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.

David Cates
David Cates



SWORN AND SUBSCRIBED this 15 day of August, 2021

Lisa Woitena
Notary Public