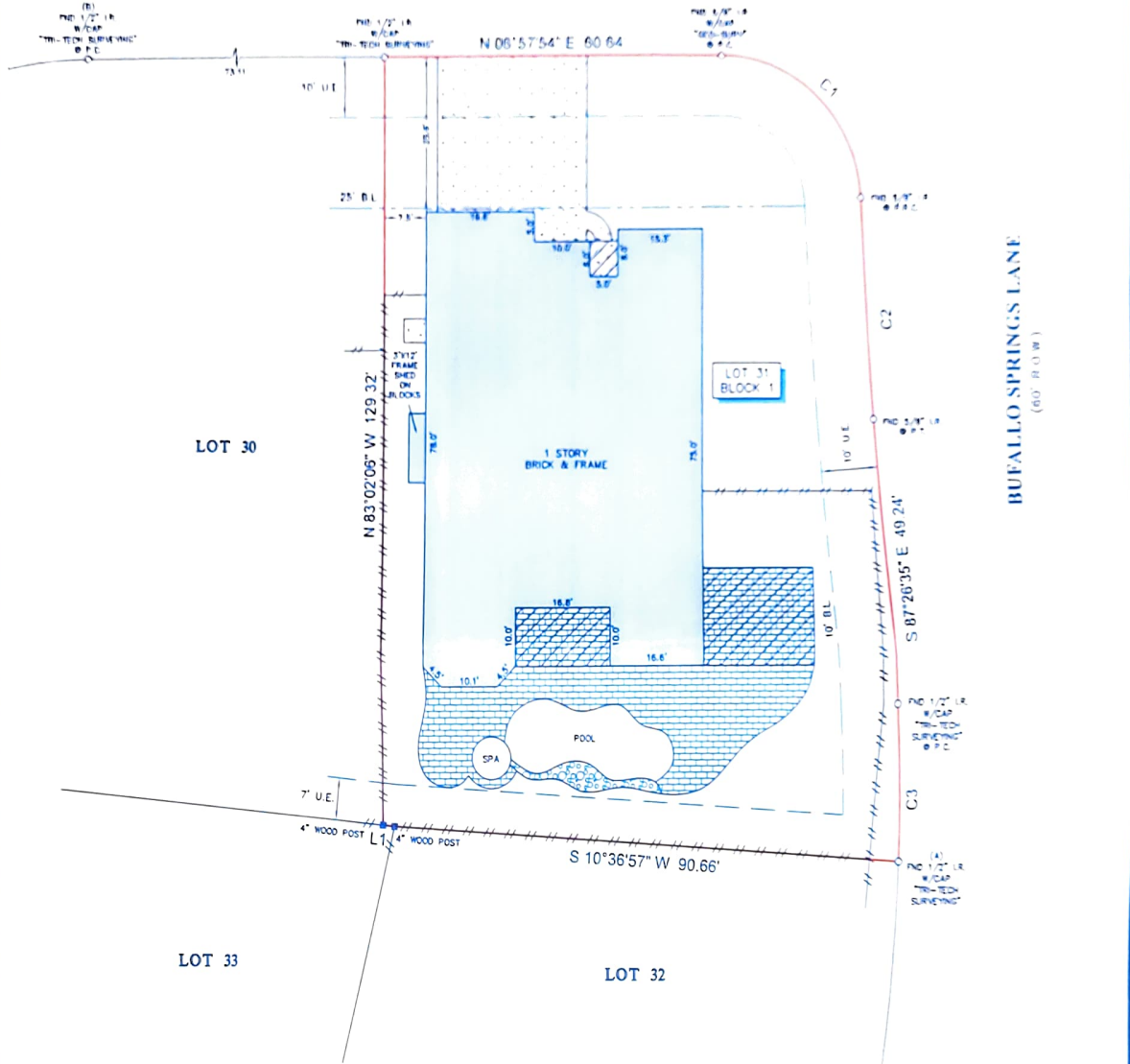


SCALE 1"=20'

BONHAM PINES LANE
(60' P.O.W.)



LINE	BEARING	DISTANCE
LT	S 12°51'24" W	2.08'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25.00'	37.96'	N 50°27'58" E	34.42'
C2	1505.00'	37.03'	S 86°44'17" E	37.03'
C3	270.00'	25.58'	N 84°43'42" E	25.58'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (4) SHOWN THEREON, AND THE SURVEYOR'S ORIGINAL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT RESPONSIBLE TO ANY OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON OCTOBER 16, 2019, PROJECT ID: NO. ATCH-23-ATCH1002123301.

LEGAL DESCRIPTION: LOT 31, IN BLOCK 1, OF HIDDEN LAKES, SECTION 2, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2008A, MAP NUMBER 75, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

CLIENT: CURTIS WAYNE MARTIN AND MARIAM MONIQUE MARTIN

ADDRESS: 1411 BONHAM PINES LANE



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON NOVEMBER 4, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
PLS# 4148



TITLE COMPANY:
Alamo Title Company



Survey 1, Inc.
Your Land Survey Company

G.F. # ATCH-23-ATCH100213301
www.survey1inc.com
survey1@survey1inc.com
P.O. Box 2543 | Aledo, TX 77512
(281)388-1382 | Fax(281)388-1383

ISSUE DATE: OCTOBER 16, 2019
FIELD CREW: JF
TECH: MA
DATE: NOV. 5, 2019
DRAFTER: MA
FINAL CHECK: EF
JOB #: 11-78501-19

LEGEND

	BRICK		FENCE
	CONCRETE		BL - BUILDING LINE
	COVERED AREA		UE - UTILITY EASEMENT
	ROCK		WOOD

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

Date: 09/16/2021 GF No. _____
Name of Affiant(s): Curtis W. Martin and Miriam M. Martin
Address of Affiant: 1411 Bonham Pines Lane, League City, TX 77573
Description of Property: 1411 Bonham Pines Lane, League City, TX 77573
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 NOV 2019 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): Additional fencing on left side of home

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.

Miriam M. Martin

Curtis W. Martin

SWORN AND SUBSCRIBED this 16th day of September, 2021

Lynne Dixon

Notary Public
(TXR 1907) 02-01-2010

