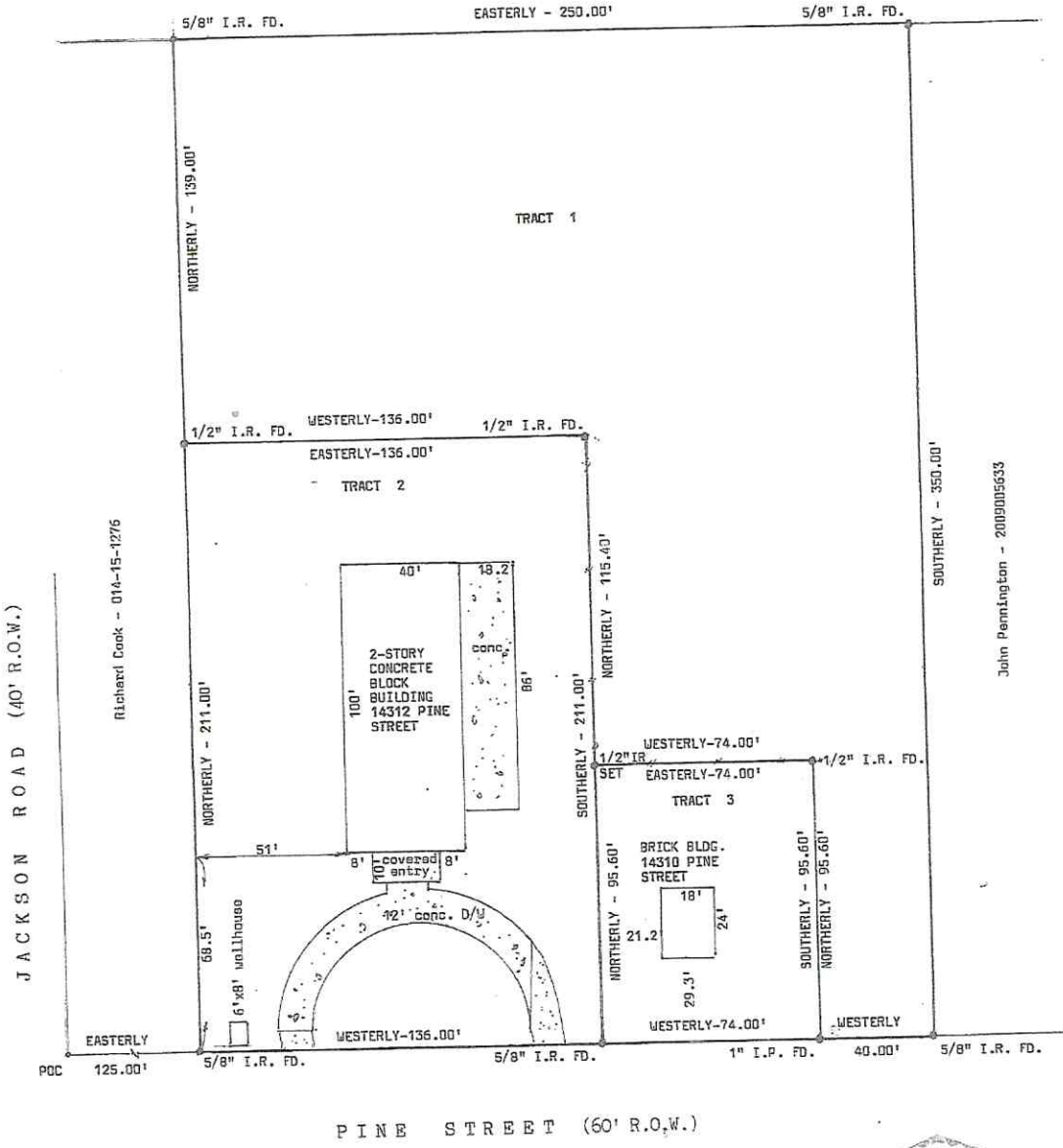


G.F. No. 1216733853

Three (3) tracts of land out of Tract "B", Lot One (1), Block Seventy-Two (72) of the Angell-Runge Addition to the Town of Arcadia, according to the map or plat thereof recorded in Volume 91, Page 216, in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on the attached Exhibits "A".

SCALE
1" = 40'

Rocke Ruedin - 004-53-0845



I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on March 26, 2012.

Subject property DOES NOT lie within the 100 year flood plain; Property lies in Zone C according to Map No. 481562 0010 B.

STATE OF TEXAS
REGISTERED
ROBERT L. DERRICK
2753
PROFESSIONAL
LAND SURVEYOR

Robert L. Derrick
Robert L. Derrick

EXHIBIT "A"

TRACT 1

A tract of land out of Tract "B", Lot One (1), Block Seventy-Two (72) of the Angell-Runge Addition to the Town of Arcadia, according to the map or plat thereof recorded in Volume 91, Page 216, in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said Tract "B";

THENCE Easterly along the Southerly line of said Lot "B" and the Northerly line of Pine Street, a distance of 125.00 feet to a 5/8" iron rod found and Northerly, parallel with the Westerly line of said Lot "B", a distance of 211.00 feet to a 1/2" iron rod found at the POINT OF BEGINNING of the herein described tract;

THENCE Northerly, parallel with the Westerly line of said Tract "B", a distance of 139.00 feet to a 5/8" iron rod found for corner;

THENCE Easterly, parallel with the Southerly line of said Tract "B", a distance of 250.00 feet to a 5/8" iron rod found for corner;

THENCE Southerly, parallel with the Westerly line of said Tract "B", a distance of 350.00 feet to a 5/8" iron rod found for corner on the Southerly line of said Tract "B";

THENCE Westerly, along the Southerly line of said Tract "B" and the Northerly line of Pine Street, a distance of 40.00 feet to a 1" iron pipe found for corner;

THENCE Northerly, parallel with the Westerly line of said Tract "B", a distance of 95.60 feet to a 1/2" iron rod found for corner;

THENCE Westerly, parallel with the Southerly line of said Tract "B", a distance of 74.00 feet to a 1/2" iron rod set for corner;

THENCE Northerly, parallel with the Westerly line of said Tract "B", a distance of 115.40 feet to a 1/2" iron rod found for corner;

THENCE Westerly, parallel with the Southerly line of said Tract "B", a distance of 136.00 feet 136.00 feet to the POINT OF BEGINNING.

TRACT 2

A tract of land out of Tract "B", Lot One (1), Block Seventy-Two (72) of the Angell-Runge Addition to the Town of Arcadia, according to the map or plat thereof recorded in Volume 91, Page 216, in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said Tract "B";

THENCE Easterly along the Southerly line of said Lot "B" and the Northerly line of Pine Street, a distance of 125.00 feet to a 5/8" iron rod found at the POINT OF BEGINNING of the herein described tract;

THENCE Northerly, parallel with the Westerly line of said Tract "B", a distance of 211.00 feet to a 1/2" iron rod found for corner;

THENCE Easterly, parallel with the Southerly line of said Tract "B", a distance of 136.00 feet to a 1/2" iron rod found for corner;

THENCE Southerly, parallel with the Westerly line of said Tract "B", a distance of 211.00 feet to a 1/2" iron rod found for corner on the Southerly line of said Tract "B";

THENCE Westerly, along the Southerly line of said Tract "B" and the Northerly line of Pine Street, a distance of 136.00 feet to the POINT OF BEGINNING.

TRACT 3

A tract of land out of Tract "B", Lot One (1), Block Seventy-Two (72) of the Angell-Runge Addition to the Town of Arcadia, according to the map or plat thereof recorded in Volume 91, Page 216, in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said Tract "B";

THENCE Easterly along the Southerly line of said Lot "B" and the Northerly line of Pine Street, a distance of 261.00 feet to a 5/8" iron rod found at the POINT OF BEGINNING of the herein described tract;

THENCE Northerly, parallel with the Westerly line of said Tract "B", a distance of 95.60 feet to a 1/2" iron rod found for corner;

THENCE Easterly, parallel with the Southerly line of said Tract "B", a distance of 74.00 feet to a 1/2" iron rod found for corner;

THENCE Southerly, parallel with the Westerly line of said Tract "B", a distance of 95.60 feet to a 1" iron pipe found for corner on the Southerly line of said Tract "B";

THENCE Westerly, along the Southerly line of said Tract "B" and the Northerly line of Pine Street, a distance of 74.00 feet to the POINT OF BEGINNING.

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

Date: February 10, 2022

GF No. _____

Name of Affiant(s): CHRIS MOCTRZUMA

Address of Affiant: 13127 S Sayko St, Santa Fe, TX 77510-9321

Description of Property: PT OF LOT B (2-3) BLK 72 ANGELL RUNGE ADDITION (3 TRACTS)

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 March 13, 2015 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): Remove front porch

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.

Chris M...



SWORN AND SUBSCRIBED this 28th day of Feb, 2022
Lana Rae Aven
Notary Public

(TXR-1907) 02-01-2010