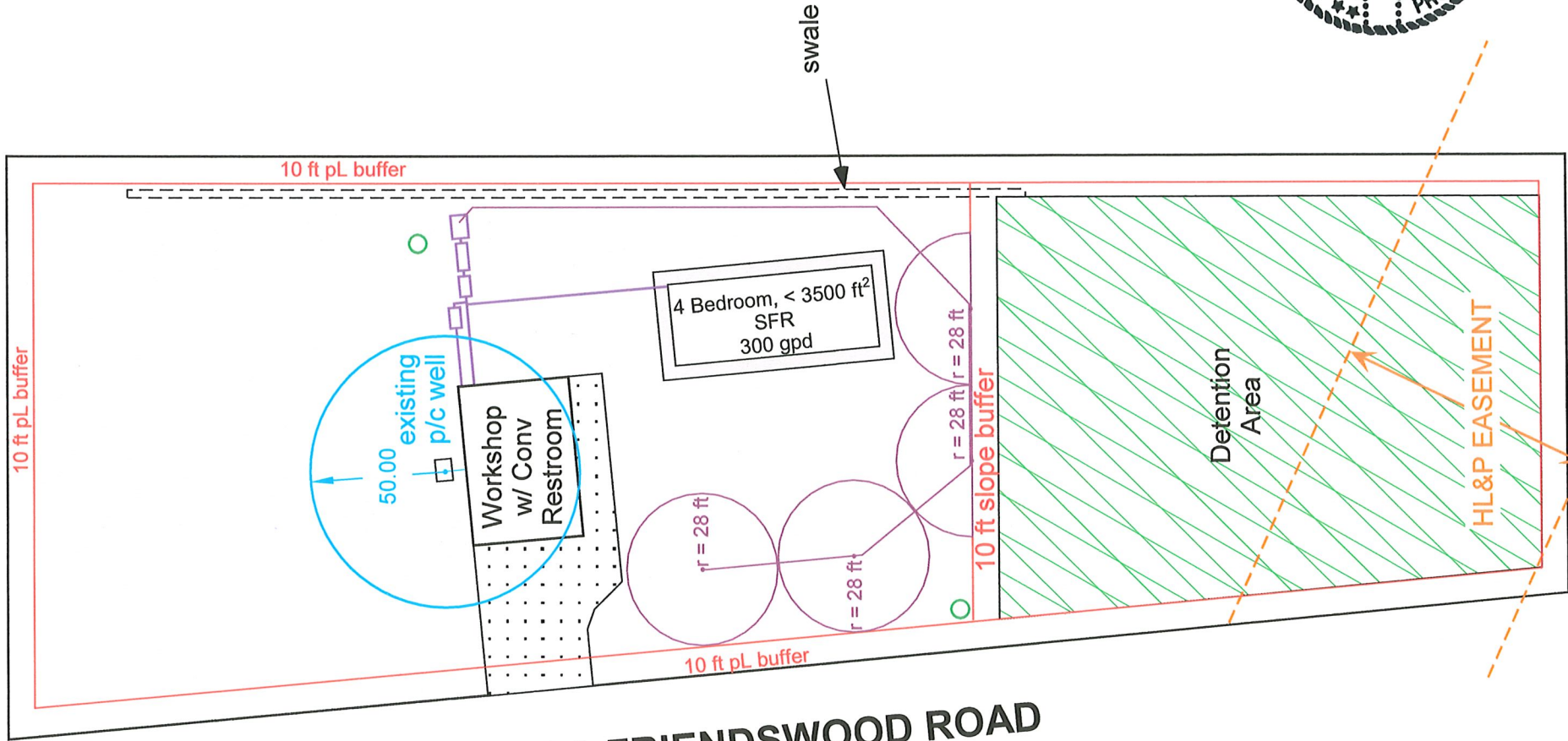




Garry Gana

Revised
11-17-17



1920 ALGOA FRIENDSWOOD ROAD

○ = soil test site
by Site Evaluator

This property does not
lie within the 100 year
floodplain

This property exhibits less
than 1% slope across
its entire area

LEGEND:
 ESMT=EASEMENT
 G.C.C.F.=GALVESTON COUNTY CLERK'S FILE
 G.C.D.R.=GALVESTON COUNTY DEED RECORDS
 R.O.W.=RIGHT-OF-WAY
 --- FENCE
 --- PROPERTY LINE



SCALE: 1"=60'

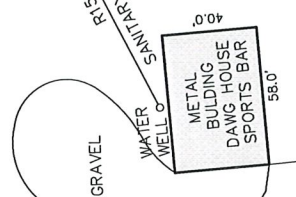
JAMES DALE WIST
 0.919 AC
 VOL. 357, PG. 79 G.C.D.R.

P.O.B.
 N89°41'28"E
 215.18'

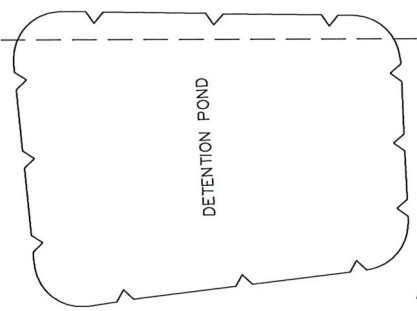
NORTH LINE
 SECTION T3

FND. I.R.

1920 ALGOA-FRIENDSWOOD ROAD



2.4428 ACRES



DETENTION POND

568.19' N5°28'51"W
 40' ACCESS ESMT (CLAIMED BY ADJOINER)
 565.89' S0°00'00"E

GLEN & ANDREA JOHNSON
 5.42 AC.
 G.C.C.F. NO. 2007075770

NOTES:

1. BEARINGS, EASEMENTS & BUILDING LINES SHOWN ARE BY RECORDED PLAT UNLESS NOTED OTHERWISE
2. FOUND OR SET IRON RODS AT ALL CORNERS, UNLESS NOTED OTHERWISE
3. THIS SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, TEXAS
4. ESMT IN FAVOR OF HL&P PER VOL. 1727, PG. 181 GALVESTON COUNTY, TEXAS (DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY)
5. ESMT IN FAVOR OF HL&P PER VOL. 1733, PG. 294 GALVESTON COUNTY, TEXAS (DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY)
6. ELECTRIC TRANSMISSION LINE ESMT IN FAVOR OF COMMUNITY. PUBLIC SERVICE CO. PER VOL. 1737, PG. 622 GALVESTON COUNTY, TEXAS (DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY)
7. EXISTENCE OF AN ON-SITE SEWAGE FACILITY REQUIRING MAINTENANCE CONTRACT, TOGETHER WITH THE TERMS AND CONDITIONS OF THE MAINTENANCE CONTRACT, IS NOT SHOWN ON THIS SURVEY. THE LOCATION OF THE FACILITY AND THE TERMS AND CONDITIONS OF THE CONTRACT ARE SHOWN ON PUBLIC RECORDS
8. SANITARY SEWER ESMT IN FAVOR OF THE DAWG HOUSE, RECORDED IN CLERK'S FILE NO. 2014005360 (REFERRED TO AS SANITARY CONTROL ESMT IN DEED)

FND. I.R.
 S89°41'29"W 160.91'
 GLEN & ANDREA JOHNSON
 SAVE & EXCEPT
 0.38 AC
 G.C.C.F. NO.
 -2005037550

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE 101 AND 102. THIS SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, TEXAS. ANY REPRODUCTION OR USE OF THIS SURVEY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR IS PROHIBITED. ANY NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTIONS, WHICH SHALL TAKE PLACE THIRTY (30) DAYS FROM THE DATE ADJACENT TO THE SIGNATURE LINE HEREON

JOB NO.: 3272
 DATE: 6/7/17
 SURVEYED BY: B.L.S.
 DRAWN BY: D.V.
 FOR: NORTH AMERICAN TITLE CO.
 GF#: 14623-16-03605
 PURCHASER: JAMES MARVIN O'REILLY

FLOODPLAIN INFO:
 FIRM NO.: 4854700145C
 DATE: 3-02-85
 ZONE: C-1
 FLOOD INFORMATION PROVIDED HEREON IS FOR INFORMATION ONLY. THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY

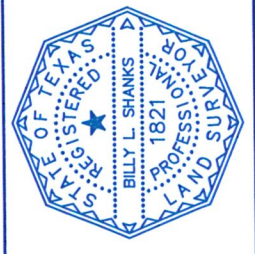
BOUNDARY SURVEY

2.4428 ACRES OF LAND OUT OF LOT B OF THE I & G N RAILROAD COMPANY SURVEY, SECTION 13, ABSTRACT NO. 601, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOL. 92, PG. 632 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, BEING CALLED 2.82 ACRES TRACT AS RECORDED IN/UNDER CLERK'S FILE NO. 2001018471

SAVE & EXCEPT A CALLED 0.38 ACRE TRACT CONVEYED TO GLEN AND ANDREA JOHNSON BY DEED RECORDED IN/UNDER CLERK'S FILE NO. 2005037550, SAID 2.4428 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENT OR CONFLICTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON.

Billy L. Shanks
 BILLY L. SHANKS
 REGISTRATION NO. 1821



BILLY L. SHANKS 4902 CAROLINE STREET SEABROOK, TX 77586
 PH: 281.808.4789 FAX: 281.291.8872

2.4428 acres of land out of Lot Eight (8) of the I & N RAILROAD COMPANY SURVEY, Section Thirteen (13), Abstract No. 601, a subdivision in Galveston County, Texas, according to the map thereof recorded in Volume 92, Page 632 in the Office of the County Clerk of Galveston County, Texas, being a called 2.82 acre tract as recorded in/under Clerk's File No. 2001018471,

Save and Except a called 0.38 acre tract conveyed to Glen and Andrea Johnson by Deed recorded in/under Clerk's File No. 2005037550, said 2.4428 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe found on the East right-of-way line of Algoa-Friendswood Road (60 feet wide) at the North line of above said Section 13 for the Northwest corner of said 2.82 acre tract,

THENCE North 89 deg. 41 min. 28 sec. East, a distance of 215.18 feet to a 1/2 inch iron rod set for the northeast corner of said 2.82 acre tract;

THENCE South 00 deg. 00 min. 00 sec. East, along the East line of said 2.82 acre tract, at a distance of 298.64 feet pass a 1/2 inch iron rod found on line, in all a distance of 565.89 feet to a 1/2 inch iron rod set for the Northeast corner of above said 0.38 acre tract;

THENCE South 89 deg. 41 min. 29 sec. West, along the North line of said 0.36 acre tract, a distance of 160.91 feet (called 160.93 feet) to a 1/2 inch iron rod set on the East right-of-way line of said Algoa-Friendswood Road for corner;

THENCE North 05 deg. 28 min. 51 sec. West (basis of bearing), along said right-of-way line, at a distance of 18.09 feet pass a 1/2 inch iron rod found on line, in all a distance of 568.19 feet to the POINT OF BEGINNING and containing 2.4428 acres of land, more or less.



Billy L. Shanks
6/07/17

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

Date: 06-22-22 GF No. _____

Name of Affiant(s): Patrick R Oreilly, Damaris C Oreilly

Address of Affiant: 1920 Algoa Friendswood Rd, Alvin, TX 77511-0607

Description of Property: ABST 601 I & G N RR SUR SEC 13 PT OF LOT 8 (8-4) I & G N RR SUR SUB
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 06-12-2017 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):
mobile home in 2018. 75 x 30 Palm Harbor on south end.

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.

Patrick R Oreilly
Patrick R Oreilly

Damaris C Oreilly

SWORN AND SUBSCRIBED this 22nd day of June

Kaitlin Williams
Notary Public

Kaitlin Williams

(TXR-1907) 02-01-2010

