

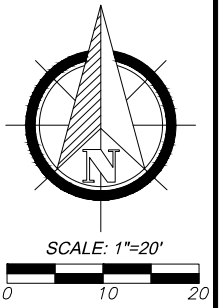
LEGEND:
 A.E.=AERIAL EASEMENT
 B.L.=BUILDING LINE
 BRS=BEARS
 C.I.R.=CAPPED IRON ROD
 C.M.=CONTROL MONUMENT
 D.E.=DRAINAGE EASEMENT

ESMT=EASEMENT
 FNC=FENCE
 F.C.I.R.=FOUND CAPPED IRON ROD
 F.I.P.=FOUND IRON PIPE
 F.I.R.=FOUND IRON ROD
 GM=GAS METER
 G.B.L.=GARAGE BUILDING LINE

IST=INSIDE SUBJECT TRACT
 OST=OUTSIDE SUBJECT TRACT
 P.R.=PLAT RECORDS
 U.E.=UTILITY EASEMENT
 U.T.S.=UNABLE TO SET
 R.O.W.=RIGHT-OF-WAY
 S.C.I.R.=SET CAPPED IRON ROD

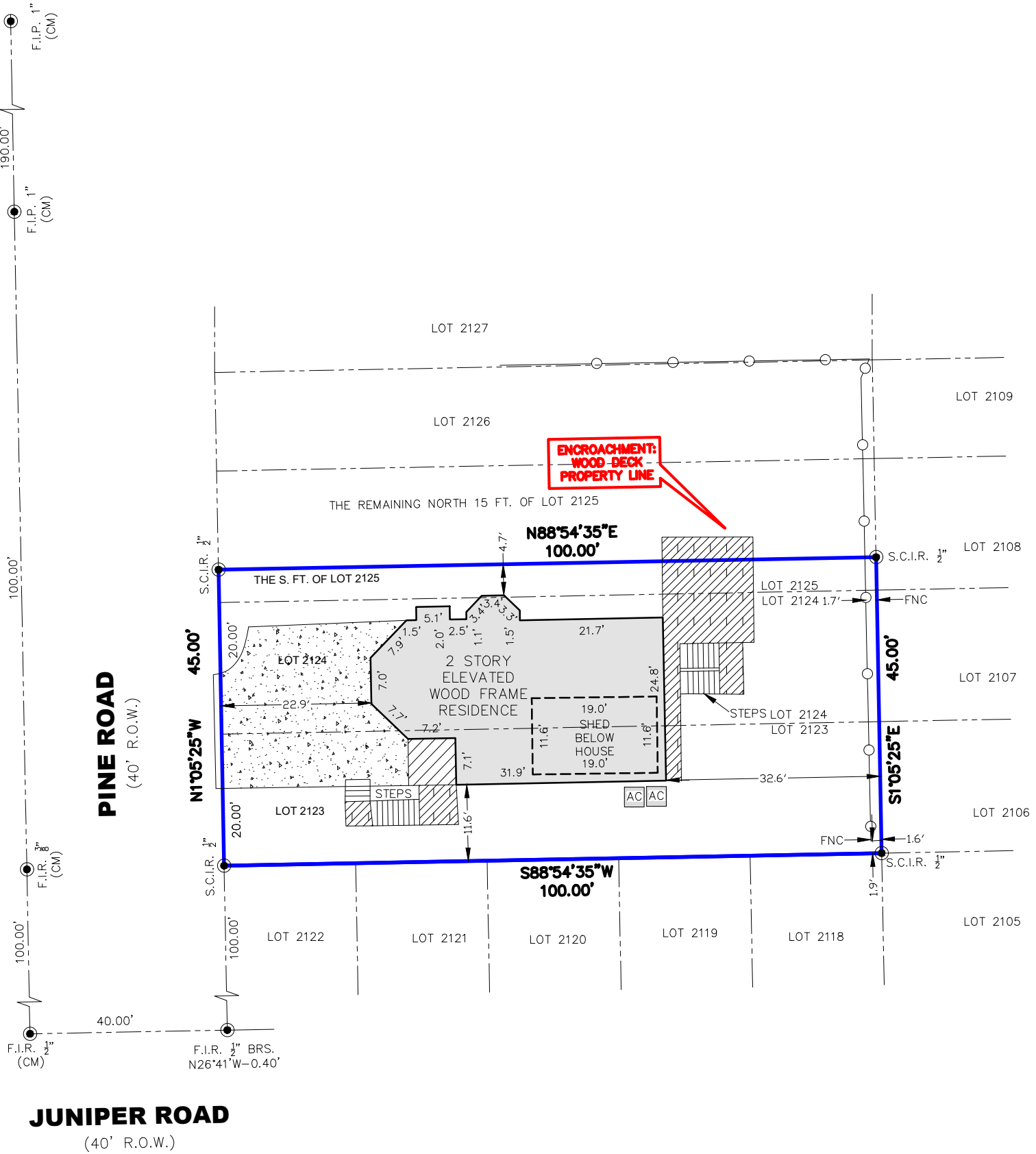
WOOD FENCE
 CHAIN LINK FENCE
 WROUGHT IRON FENCE
 BARBED WIRE FENCE
 SUBJECT TRACT

CONCRETE PAVEMENT
 COVERED AREA



FLOOD PLAIN INFO:

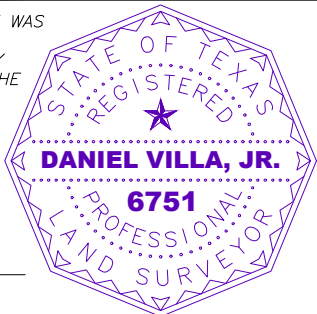
THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48167C0041G
 MAP REVISION: 08/15/2019
 ZONE: AE
 (BASED ONLY ON VISUAL EXAMINATION OF MAPS)



NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL INSURANCE COMPANY, G.F. NO. 200901-CL, EFFECTIVE DATE OF POLICY OCTOBER 26, 2021, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
5. SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



[Signature]
 DANIEL VILLA, JR.
 REGISTRATION NO. 6751



TX ENGINEERING FIRM NO. F-22322
 TX SURVEYING FIRM NO. 10194609
 8118 FRY ROAD, SUITE 402
 CYPRESS, TEXAS 77433
 281.213.2517

BOUNDARY SURVEY

OF LOT 2123, 2124, & THE SOUTH 5 FT. OF LOT 2125 OF CLEAR LAKE SHORES, MAP/PLAT RECORDED IN VOL. 254A, PG. 19 OF G.C.M.R. & TRANSFERRED BY VOLUME 1, PAGE 57 OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

ADDRESS: 131 PINE RD, CLEAR LAKE SHORES, TEXAS 77565

JOB NO.: K2111-015A
 DATE: 11/15/2021
 FOR: ENVISION TITLE TEXAS
 GF#: 20091-CL
 PURCHASER: --

DRAFTED BY: I.P.

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

Date: June 28, 2022

GF No. _____

Name of Affiant(s): CSFields Enterprise LLC

Address of Affiant: 131 PINE ROAD, CLEAR LAKE SHORES, TX 77565

Description of Property: ABST 18 M MULDOON SUR LOTS 2123,2124,2125 & S 15 FT OF LOT 2126 CLEAR LAKE SHORES

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.

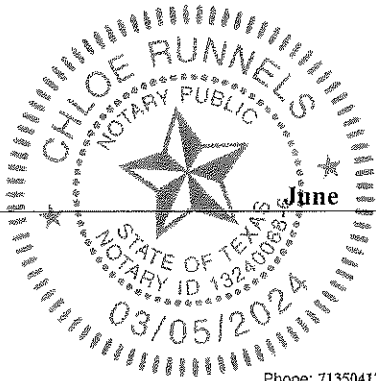
4. To the best of our actual knowledge and belief, since 11/15/21 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - 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): Deck has been modified to no longer encroach over property line.

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.

[Signature]
CSFields Enterprise LLC



SWORN AND SUBSCRIBED this 28th day of June, 2022

[Signature]
Notary Public
CHLOE RUNNELS

(TXR-1907) 02-01-2010