

**FLOOD PLAIN INFO:**

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48167C 0229G  
 MAP REVISION: 8/15/19  
 ZONE X-SHADED  
 (BASED ONLY ON VISUAL EXAMINATION OF MAPS)

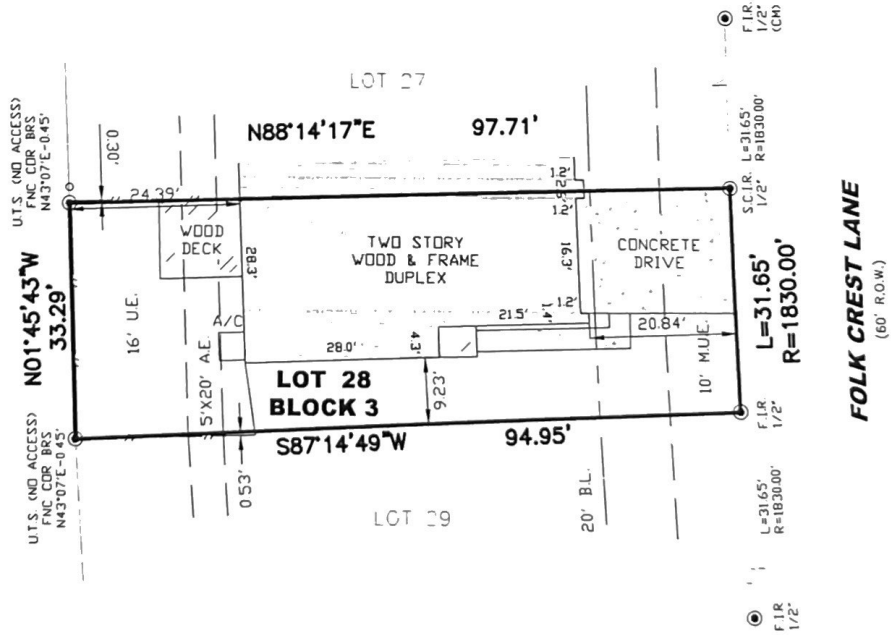


**LEGEND:**

- A.E.=AERIAL EASEMENT
- B.L.=BUILDING LINE
- C.I.R.=CAPPED IRON ROD
- C.M.=CONTROL MONUMENT
- EM=ELECTRIC METER
- ESMT=EASEMENT
- G.C.M.R.=HARRIS COUNTY MAP RECORDS
- F.C.I.R.=FOUND CAPPED IRON ROD
- F.I.P.=FOUND IRON PIPE
- F.I.R.=FOUND IRON ROD
- GM=GAS METER
- PP=POWER POLE
- P.T.P.=PINCHED TOP PIPE
- U.E.=UTILITY EASEMENT
- U.T.S.=UNABLE TO SET
- R.O.W.=RIGHT-OF-WAY
- R.P.R.G.C.T.=REAL PROPERTY RECORDS GALVESTON COUNTY, TEXAS
- S.C.I.R.=SET CAPPED IRON ROD
- S.I.R.=SET IRON ROD
- SP=SERVICE POLL
- WM=WATER METER

- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- BARBED WIRE FENCE
- PROPERTY LINE
- CONCRETE PAVEMENT
- ▨ COVERED AREA

06/16/19  
 Heather Simpson  
 6/31/2020

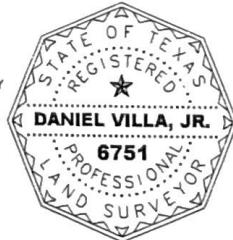


**NOTES:**

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 STEWART TITLE GUARANTY COMPANY, G.F. NO 07-202479PG, EFFECTIVE DATE OF POLICY 5-11-2020, 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. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
5. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
6. EASEMENT DEDICATED TO GALVESTON COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER ONE, RECORDED UNDER VOLUME 2429, PAGE 198 R.P.R.G.C.T. (DOES NOT AFFECT SUBJECT TRACT)
7. EASEMENT DEDICATED TO GALVESTON COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER ONE, RECORDED UNDER VOLUME 2429, PAGE 201 R.P.R.G.C.T. (DOES NOT AFFECT SUBJECT TRACT)
8. TEMPORARY EASEMENT RECORDED UNDER C.C. NO. 2000065680 R.P.R.G.C.T. (DOES NOT AFFECT SUBJECT TRACT)

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



**DANIEL VILLA, JR., P.E., R.P.L.S.**

CIVIL ENGINEERING & LAND SURVEYING  
 18315 HAYS SPRING DRIVE  
 CYPRESS, TX 77433  
 832.518.9910

**BOUNDARY SURVEY**

OF LOT 28, BLOCK 3, RETREAT IN BAY COLONY,  
 MAP/PLAT RECORDED IN PLAT RECORD 2003A, MAP NO. 99-100 OF G.C.M.R.

431 FOLK CREST LN, LEAGUE CITY, GALVESTON COUNTY, TX 77539  
 JOB NO.: K2005-051  
 DATE: 5/27/2020  
 FOR: HOMELAND TITLE CO.  
 GF#: 07-202479PG  
 PURCHASER: HEATHER LAUREN SIMPSON

**T-47 Residential Real Property Affidavit**  
**(May be Modified as Appropriate for Commercial Transactions)**

Date: June 3, 2020 GF No. 07-202479PG

Name of Affiant(s): Teah Judd n/k/a Teah Bland and Stephen Bland

Address of Affiant: 431 Folk Crest Lane, Dickinson, TX 77539

Description of Property: Retreat in Bay Colony, Lot 28, Block 3, Galveston County Texas

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:

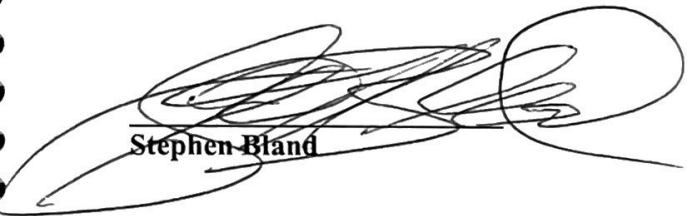
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 \_\_\_\_\_ 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.

  
Leah Judd n/k/a Leah Bland

  
Stephen Bland

SWORN AND SUBSCRIBED this 3 day of June, 2020.

  
\_\_\_\_\_  
Notary Public

