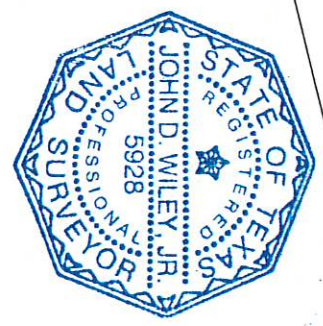
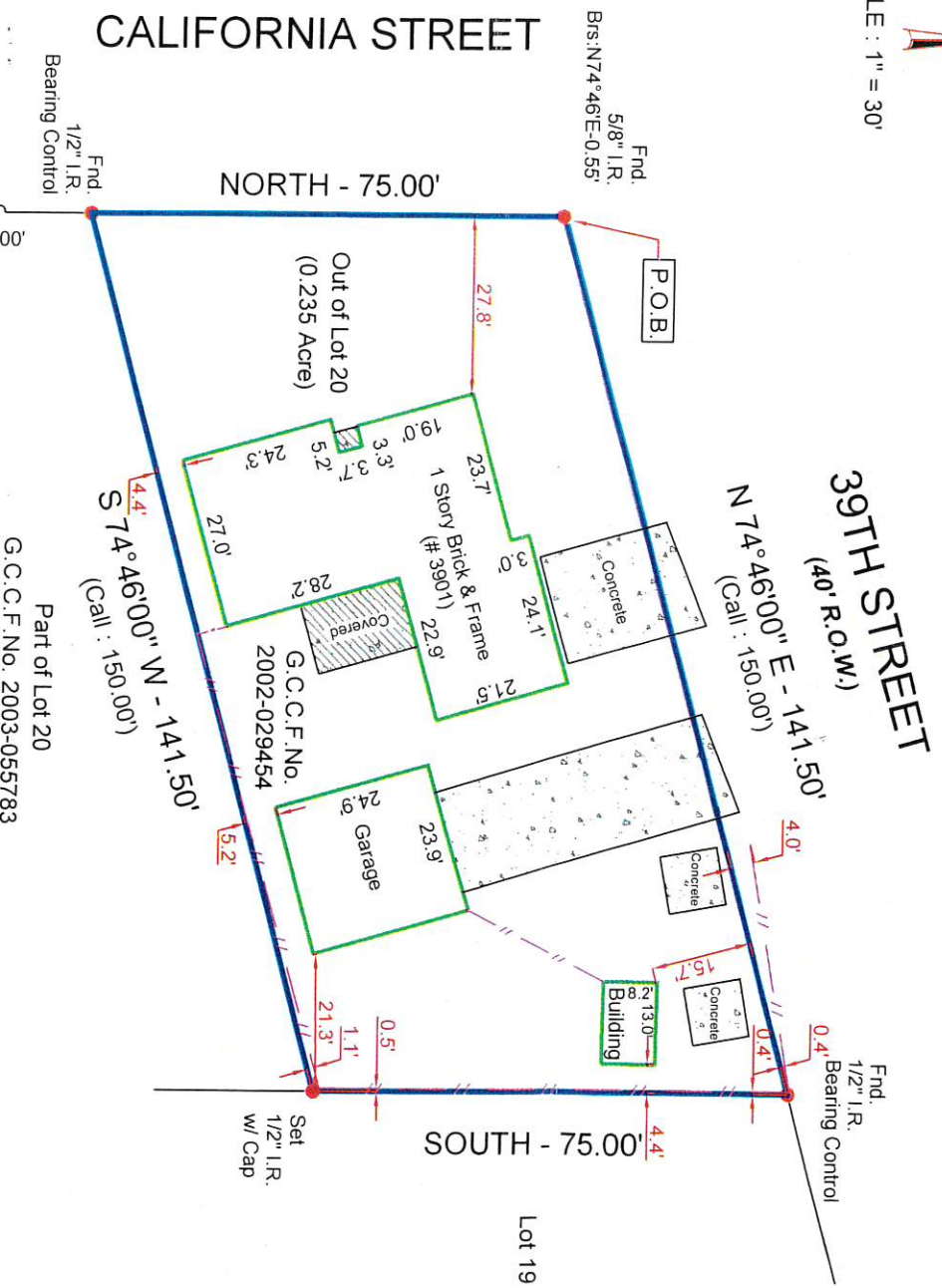


SCALE : 1" = 30'



* BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

Notes :
 - Basis for Bearings: CONTROL MONUMENTS PER G.C.C.F. No. 2002-029454.
 - Distances shown are ground distances.
 - All abstracting done by title company.
 - All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
 - Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
 - Building dimensions may not be used to calculate square footage.
 - This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

I hereby certify that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge, surveyed 06-03-09.
John D. Wiley Jr.
 JOHN D. WILEY JR., R.P.L.S. No. 5928 Date 06-04-09
 This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

LEGEND :
 U.E. = Utility Easement
 D.E. = Drainage Easement
 B.L. = Building Line
 G.E. = Guy Easement
 I.R. = Iron Rod
 I.P. = Iron Pipe
 P.I.P. = Pinch Iron Pipe
 P.P. = Power Pole
 G.B.L. = Garage Building Line
 Stm.S.E. = Storm Sewer Easement
 San.S.E. = Sanitary Sewer Easement
 G.C.C.F. No. = Galveston County Clerk File Number
 O.C.C.G.C. = Office of the County Clerk of Galveston County

This property appears to be OUT of the 100 year flood plain, & in insurance rate map zone X, as per map 4854700095C Dated : 05-02-83

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

RECORDATION:	LOT:	BLOCK:	SUBDIVISION:	TUDOR'S FIRST ADDITION TO THE TOWN OF NICHOLSTONE	SECTION:
ADDRESS:	VOL. 172, PG. 386 O.C.C.G.C.				
PURCHASER:	3901 CALIFORNIA STREET	CITY:	DICKINSON	COUNTY:	GALVESTON
	RICKEY ONEAL TRYAL	TITLE COMPANY:	LAWYERS TITLE GALVESTON	STATE:	TEXAS
				G.F. #	3258001486
SURVEYED BY: XX DRAWN BY: arc DRAWING NO.: CALIFORNIA 3901					

Darrah Engineers, Inc.
 5455 Dashwood, Suite 700
 Bellaire, Texas 77401
 (713) 528-1552 * FAX (713) 529-8997

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

Date: 03/06/2023 GF No. 3258001486
Name of Affiant(s): Rickey Tryal
Address of Affiant: 3901 California Avenue, Dickinson, TX 77539
Description of Property: ABST 78 R HALL TR 1 OUT OF LOT 20 TUDORS ADDN 75 X 150 TUDORS ADDN 75 X 15
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 JULY 2009 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:)

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]
03/06/2023

SWORN AND SUBSCRIBED this 6 day of March, 2023.

[Signature]
Notary Public

(TXR 1907) 02-01-2010

