



TRI-TECH SURVEYING CO., L.P.

5210 SPRUCE STREET

BELLAIRE, TEXAS: 77401

PHONE: (713) 667-0800

RESTRICTED RESERVE "A"
RESTRICTED TO DRAINAGE/ UTILITIES
OPEN SPACE USE ONLY

RESTRICTED RESERVE "D"
RESTRICTED TO RECREATIONAL SITE/
OPEN SPACE USE ONLY

A' - Sited
- 10'-4" x 18'-1"
- 2'4" OFF BACK
UE
- 2'5" OFF
SIDE
PROPERTY
LINE

B' - PATIO
- 15' x 40' CONCRETE
PATIO
- 15' x 30' COVER
OVER CONCRETE
PATIO

**C' - GEARBOX
FOUNDATION**
- 2'4"-3" x 2'-4"
- 2'3"-6" OFF
SIDE PROPERTY
LINE

NOTE: A', B' & C'
ADDITIONALS
WERE ALL
APPROVED BY
CITY OF LEAGUE CITY &
BRITANNY LAKES HOA

◆ 08-24-04 NEW BUYER

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE
RECORDED PLAN UNLESS OTHERWISE NOTED.

*CITY OF LEAGUE CITY ORDINANCES.
**RECORD RESTRICTIONS PER G.A.C. FILE NO. 2003034507

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS
AS DEFINED PER VOLUME 18, PAGE 1399 & 1400, M.B. & C. TX., G.A.C. FILE
NO. 9710497, 9746543, 9748228, 9807109, 20041741, 2002024289,
2003034997, X174811

BEARINGS REFERENCED TO: PLAT NORTH

INDIANAPOLIS DRIVE

2503 LEXINGTON CT. (50' R.O.W.)
CUL-DE-SAC

NOTE: PROPERTY SUBJECT TO RECORDED
RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING 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
FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL.
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2004 TRI-TECH SURVEYING CO., L.P.

LEGEND	
	CONCRETE
	COVERED
	ASPHALT
	< > CALL
	IRON FENCE
	WOOD FENCE
	REVISION
	CONTROLLING MONUMENT B-10-03
	CHAIN LINK FENCE

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT
AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT
CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF
RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED
MAP OR PLAT AND TITLE INFORMATION PROVIDED BY EMPIRE TITLE
CO., LTD. G.F. No. 2003-02-0809, DATED 08-02-04.

I, the undersigned, registered professional land surveyor, do hereby state that the plat shown hereon
represents a boundary survey made on the ground under my direction and supervision on the tract or
parcel of land, according to the map or plat thereof, indicated below.

drawn by: JARED KIDD

BOUNDARY SURVEY OF

ADDRESS: 2503 LEXINGTON CT. LEAGUE CITY, TEXAS. 77573

LOT 28 BLOCK 1 OF BRITANNY LAKES SECTION SEVEN

RECORDED IN VOLUME 18, PAGE 1399 & 1400 MAP RECORDS, GALVESTON COUNTY, TX

BOBROWER: JAMES M. HEARD AND MINDY D. HEARD

TITLE COMPANY: EMPIRE TITLE COMPANY LTD G.F.# 2003-02-0809

SURVEYED FOR: GEHAN HOMES LTD

F.L.P.M. MAP NO. 485488 PANEL# 0030E ZONE "X" REASED 9-22-99

DATE: 12-13-03 SCALE: 1" = 30' JOB NO. 61608-03

Mindy H. Buehler - 11/19/2020
Mindy Buehler - 9/19/2020

Mindy Buehler
8-24-04

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

Date: _____

GF No. _____

Name of Affiant(s): Mark W. Buehler, Heidi K. Buehler

Address of Affiant: 2503 Lexington Court, League City, TX 77573

Description of Property: BRITTANY LAKES SEC 7 (2003) ABST 3 & 9, BLOCK 1, LOT 28, ACRES 0.237

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 11/19/20 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): Shed, back patio, generator foundation

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.

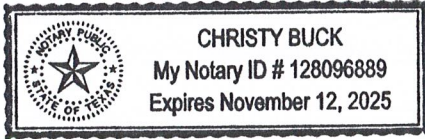
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Mark W. Buehler

Mark W. Buehler

Heidi K. Buehler

Heidi K. Buehler



SWORN AND SUBSCRIBED this 18th day of August, 2023

Christy Buck

Notary Public
Christy Buck

(TXR-1907) 02-01-2010