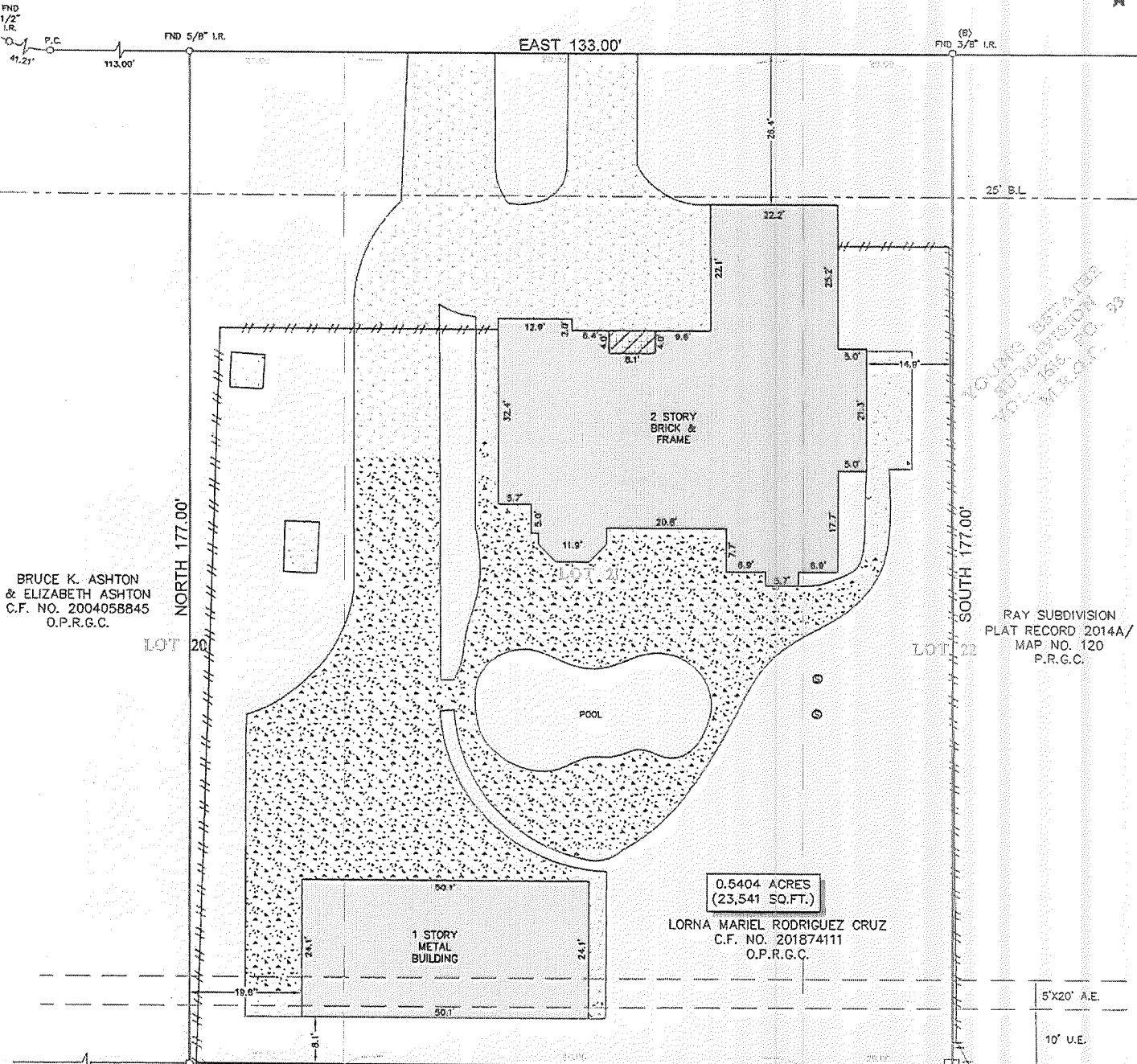


MARY AUSTIN  
LEAGUE  
ABSTRACT 1

YOUNG CIRCLE  
(60' R.O.W.)

SCALE 1" = 20'



BRUCE K. ASHTON  
& ELIZABETH ASHTON  
C.F. NO. 2004058845  
O.P.R.G.C.

RAY SUBDIVISION  
PLAT RECORD 2014A/  
MAP NO. 120  
P.R.G.C.

0.5404 ACRES  
(23,541 SQ.FT.)

LORNA MARIEL RODRIGUEZ CRUZ  
C.F. NO. 201874111  
O.P.R.G.C.

1 STORY  
METAL  
BUILDING

2 STORY  
BRICK &  
FRAME

POOL

35' DRAINAGE ESMT.

LEGEND

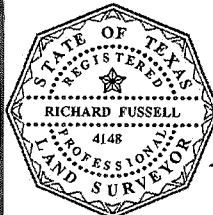
BL	BUILDING LINE	TILE
U.E.	UTILITY EASEMENT	SEPTIC LID
A.E.	AERIAL EASEMENT	FENCE
CONCRETE		CHAIN LINK
COVERED AREA		WOOD

LINE	BEARING	DISTANCE
L1	EAST	360.60'

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) HERE HELD FOR HORIZONTAL CONTROL.
  - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
  - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
  - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 08, 2020, UNDER C.F. NO. ATCH-23-ATCH20097313GH.
  - EASEMENT TO H.L.&P. AS RECORDED IN VOL. 2093, PG. 748.
  - EASEMENT TO H.L.&P. AS RECORDED IN VOL. 2359, PG. 439.
  - AGREEMENT WITH H.L.&P. AS RECORDED IN VOL. 2358, PG. 885.
  - NO AERIAL EASEMENT ENCROACHMENTS.

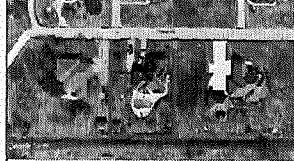
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.5404 ACRES (23,541 SQUARE FEET) SITUATED IN THE MARY AUSTIN LEAGUE, ABSTRACT 1, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: STANLEY OCASIO ADDRESS: 12322 YOUNG CIRCLE



SURVEYOR'S CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE  
FACTS FOUND ON THE GROUND DURING THE COURSE OF A  
BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON  
JUNE 10, 2020 AND THAT THIS PLAT SUBSTANTIALLY  
COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND  
THAT THERE ARE NO ENCROACHMENTS OR PROPRIETIONS  
EXCEPT AS SHOWN.

*Richard Fussell*  
RICHARD FUSSELL  
REGISTERED PROFESSIONAL LAND SURVEYOR



TITLE COMPANY:  
**Alamo Title Company**  
281-488-3950  
G.F. # ATCH-23-ATCH20097313GH ISSUE DATE: MAY 08, 2020



**Survey 1, Inc.**  
Your Land Survey Company  
www.survey1inc.com  
survey1@survey1inc.com  
Firm Registration No. 100759-00  
P.O. Box 2543 | Alyn, TX 77812  
(281)393-1382 | Fax (281)393-1383

FIELD CREW: JJ	TECH: SF	DATE: 6-11-2020
DRAFTER: AR	FINAL CHECK: EF	JOB#: 6-84571-20

*Handwritten signature*

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.5404 ACRES (23,541 SQUARE FEET) SITUATED  
IN THE MARY AUSTIN LEAGUE, ABSTRACT 1  
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 0.5404 acres (23,541 square feet), situated in the Mary Austin League, Abstract 1, Galveston County, Texas, being the east 27.00 feet of Lot 20, all of Lot 21 and the west 26.00 feet of Lot 22 of Young Estates Subdivision as recorded in Volume 1616, Page 93 of the Map Records of Galveston County, Texas, being all of a tract of land conveyed unto Lorna Mariel Rodriguez Cruz by deed recorded under County Clerk's File No. 201874111 of the Official Public Records of Galveston County, Texas. Said 0.5404-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the south line of said Lot 20, Young Estates Subdivision, being located East, a distance of 360.80 feet from the southeast corner of said Young Estates Subdivision;


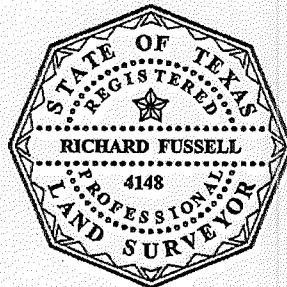
THENCE North, a distance of 117.00 feet to a found 5/8-inch iron rod in the south right-of-way line of Young Circle (60.00 feet wide) for the northwest corner of the said tract herein described;

THENCE East, along the south right-of-way line of said Young Circle, a distance of 133.00 feet to a found 3/8-inch iron rod for the northeast corner of the said tract herein described;

THENCE South, a distance of 177.00 feet to a cable box for the southeast corner of the said tract herein described;

THENCE West, a distance of 133.00 feet to the POINT OF BEGINNING and containing 0.5404 acres (23,541 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated 6-11-2020, job number 6-84571-20.*



**DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.5404 ACRES (23,541 SQUARE FEET) SITUATED  
IN THE MARY AUSTIN LEAGUE, ABSTRACT 1  
GALVESTON COUNTY, TEXAS**

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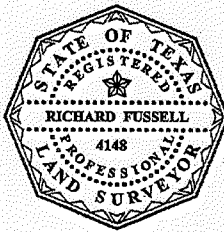
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*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated 6-11-2020, job number 6-84571-20.*

 **vey 1, Inc.**  
You and Survey Company

[www.survey1inc.com](http://www.survey1inc.com) | [survey1@survey1inc.com](mailto:survey1@survey1inc.com) | P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382 | June 11, 2020  
Revised 6-16-2020

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

Date: 10/03/2022 GF No. \_\_\_\_\_  
Name of Affiant(s): Stanley Ocasio and Lorna M. Rodriguez  
Address of Affiant: \_\_\_\_\_  
Description of Property: 12322 Young Circle, Santa Fe, TX 77510  
County Galveston County, 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 05/08/2020 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.

Lorna M. Rodriguez  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 5<sup>th</sup> day of October, 2022.

Alfonzo Gomez  
Notary Public  
(TXR 1907) 02-01-2010

