

Note:
Improvements w/in aerial
easement do not reach
plane 20' above ground,
therefore do not encroach

NOTE:
neighbor's wing wall
0.2' outside subject
property line



LAND TITLE SURVEY OF A TRACT OF LAND being Lot 9, in Block 1,
of COLONY PARK, SECTION 1, a subdivision in Galveston County,
Texas, according to the plat thereof recorded in Volume 1616,
Page 145 and transferred to Plat Record 1, Map No. 80, in the
Office of the County Clerk of Galveston County, Texas.

- NOTES:
NO RECORDS SEARCH CONTRACTED.
SURVEY PREPARED FROM TITLE
COMPANY SPECIFICATIONS. CLIENT
RELIES SOLELY ON TITLE COMPANY
SPECIFICATIONS AS TO RECORD EASEMENTS,
RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY,
BUILDING LINES, ENCUMBRANCES, ETC.;
CLIENT AND TITLE COMPANY HOLD
TLTS, INC. HARMLESS FROM RESPONSIBILITY
FOR SAME
- Restrictions as per recorded plat unless otherwise noted
 - True ground distances shown
 - Bearings assumed as platted
 - Vol 1926, Pg 474, OCCGC
 - :20' front building line
 - :5' side building lines
 - Survey monuments reconciled w/numerous previous surveys

Subject property: 18 Colony Park Circle
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on Mitchell Rickey, Aubrey Noelle Rickey, PrimeLending and South-Land Title Co., GF #GV2294611. This survey is only valid if print has original seal and signature of surveyor.
I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.

NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone AE
Community #485469
Map 48167C0439G
August 15, 2019



Laurence C. Wall

Laurence C. Wall
RPLS #4814
October 6, 2022



TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8863
tltsinc@gmail.com

PELS Firm #10104200

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

Date: 11.28.23 GF No. _____

Name of Affiant(s): Mitchell Rickey, Aubrey Rickey

Address of Affiant: 18 Colony Park Circle, Galveston, TX 77551

Description of Property: Lot 9 Blk 1 Colony Park
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 Oct 6 2022 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

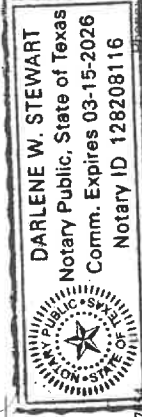
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Mitchell Rickey
Aubrey Rickey

SWORN AND SUBSCRIBED this 28 day of November, 2023

Notary Public



(TXR-1907) 02-01-2010

Page 1 of 1