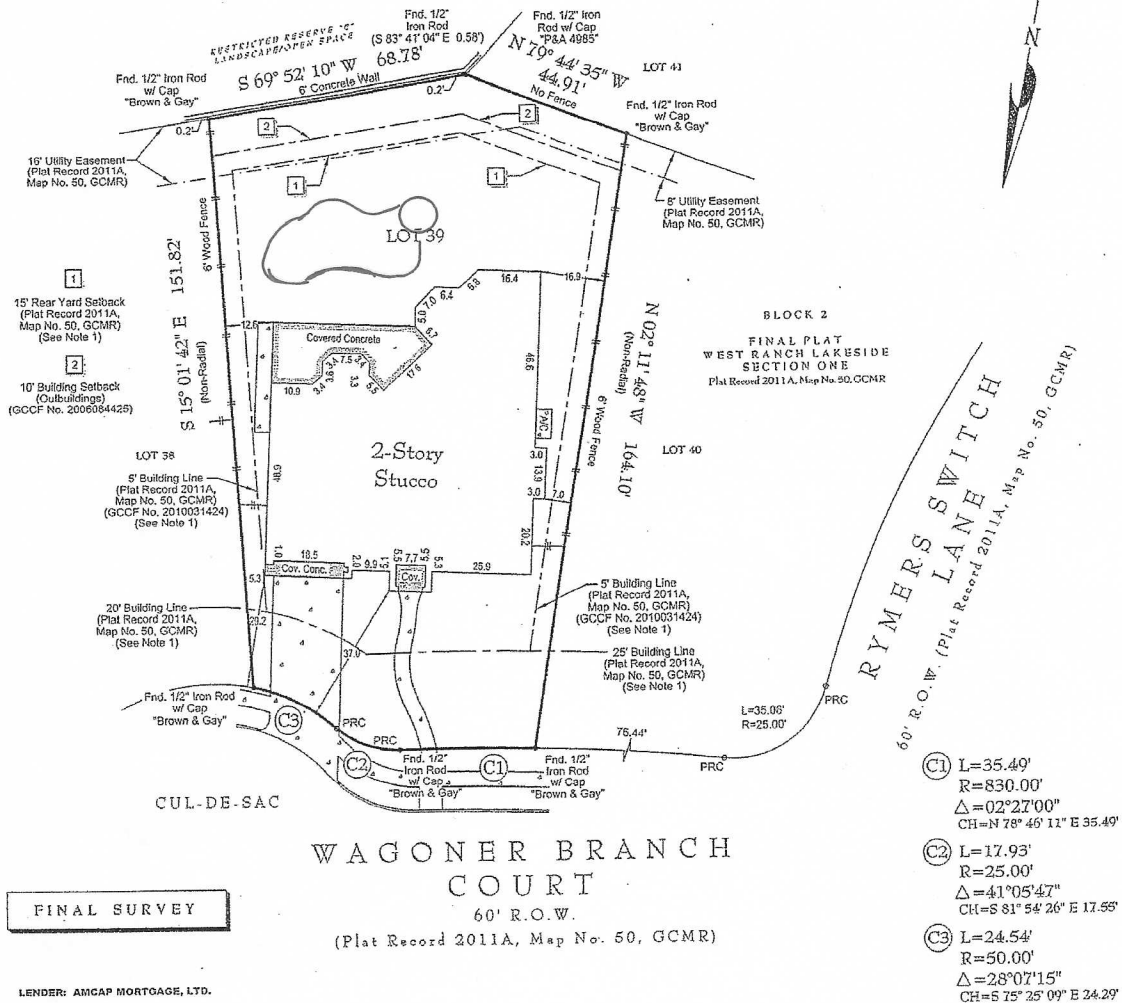


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233



FINAL SURVEY

WAGONER BRANCH COURT
60' R.O.W.
(Plat Record 2011A, Map No. 50, GCMR)

RYMERS SWITCH
60' R.O.W. (Plat Record 2011A, Map No. 50, GCMR)

- ① L=35.49'
R=830.00'
Δ=02°27'00"
CH=N 78° 45' 11" E 35.49'
- ② L=17.93'
R=25.00'
Δ=41°05'47"
CH=S 81° 54' 26" E 17.55'
- ③ L=24.54'
R=50.00'
Δ=28°07'15"
CH=S 75° 25' 09" E 24.29'

LENDER: AMCAP MORTGAGE, LTD.

NOTES:

1. Lot subject to a ten (10) foot separation between buildings, a twenty five (25) foot front yard setback and a fifteen (15) foot rear setback, see Zoning Matrix on page 2 of 2 of recorded plat.
2. Lot subject to zoning ordinances now in force in the City of Friendswood, Texas.
3. Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown.
4. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
5. All bearings are based on the recorded plat unless otherwise noted.

PLAT OF PROPERTY

FOR: JOHN F. MINGARELLI AND ROBIN A. MINGARELLI
 AT: 2326 WAGONER BRANCH COURT
 LGL: LOT 39, BLOCK 2
FINAL PLAT WEST RANCH LAKESIDE, SECTION ONE
 PLAT RECORD 2011A, MAP NO. 50 OF THE
 MAP RECORDS OF GALVESTON COUNTY, TEXAS

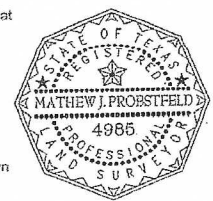
SCALE: 1" = 30'
 DATE: 5/21/2012 REVISED DATE: 10/02/2012

This Property DOES NOT Lie within the designated 100 year Floodplain.
 PANEL NO: 485468 0005 E
 ZONE: X EFF. DATE: 9/22/1999
 BASE FLOOD ELEVATION: N/A
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT
 PROVIDED BY: STARTEX TITLE COMPANY
 GFS#: 7212729501 (8/30/2012)

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground, under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.



MATHEW J. PROBSTFELD
 Registered Professional Land Surveyor
 State of Texas No. 4985

JOB # 349-1278 DRAWN BY: LD

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

Date: _____ GF No. _____

Name of Affiant(s): Jon E. Loring Jr, Samantha L. Loring

Address of Affiant: 2326 Wagoner Branch Ct, Friendswood, TX 77546

Description of Property: WEST RANCH LAKESIDE SEC 1 (2012) ABST 9, BLOCK 2, LOT

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 October 2, 2012 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): Added fire pit and sidewalk to fire pit in backyard.

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]
Jon E. Loring Jr
[Signature]
Samantha L. Loring

SWORN AND SUBSCRIBED this 13 day of December, 2023

[Signature]
Notary Public

