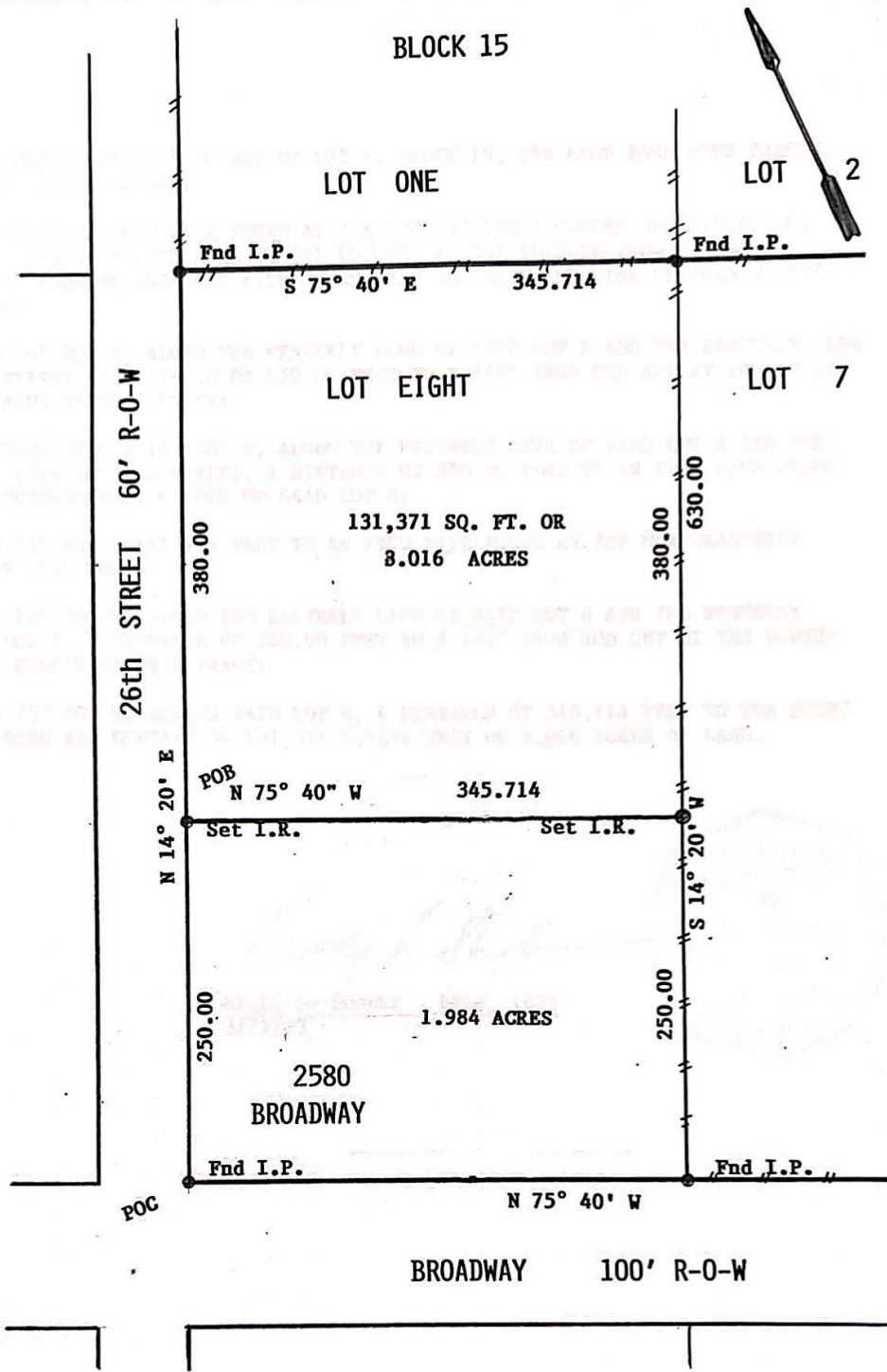


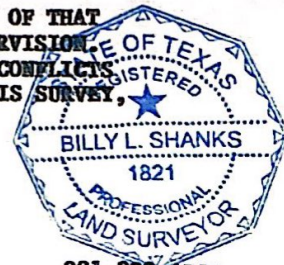
THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 48167C0255G DATED 8/15/19. ZONE SHADED X.
 THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



SURVEY OF A 3.016 ACRE TRACT OF LAND OUT OF LOT 8,
 BLOCK 15; SAN LEON FARM HOME TRACTS, GALVESTON COUNTY, TX.

SCALE: 1"=60'
 DATE: 3/17/23
 REVISED:
 SURVEY BY: B.L.S.
 DRAWN BY: B.L.S.
 FOR: MIKE BRAUNER
 281-744-6200
 PURCHASER:

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENTS OR COMPLEMENTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON.



JOB NO: 942
 FIRM 10193000
 billyshanks81@gmail.com

Billy L. Shanks
 BILLY L. SHANKS

4902 CAROLINE ST., SEABROOK, TX. 77586

281-808-4789
 FAX 281-942-9009

A 1.984 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 15, SAN LEON FARM HOME TRACTS, GALVESTON COUNTY, TEXAS:

BEGINNING AT AN IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF SAID LOT 8, BLOCK 15, SAN LEON FARM HOME TRACTS LOCATED AT THE INTERSECTION OF THE NORTHERLY LINE OF BROADWAY AND THE EASTERLY LINE OF 26th STREET;

THENCE N 20° 14' E, ALONG THE WESTERLY LINE OF SAID LOT 8 AND THE EASTERLY LINE OF 26th STREET (60' WIDE), A DISTANCE OF 250.00 FEET TO A 1/2" IRON ROD SET AT THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE S 75° 40' E, ACROSS LOT 8, A DISTANCE OF 345.714 FEET TO A 1/2" IRON ROD SET ON THE EASTERLY LINE OF SAID LOT 8 AND THE WESTERLY LINE OF LOT 7 AND BEING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE S 20° 14' W, ALONG THE COMMON LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 250.00 FEET TO AN IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER OF SAID LOT 8 LOCATED ON THE NORTHERLY LINE OF BROADWAY (100' WIDE);

THENCE N 75° 40' W, ALONG THE SOUTHERLY LINE OF SAID LOT 8 AND THE NORTHERLY LINE OF BROADWAY, A DISTANCE OF 345.714 FEET TO THE POINT OF BEGINNING AND CONTAINING 86,428.5 SQUARE FEET OR 1.984 ACRES OF LAND.

Billy L. Shanks

BILLY L. SHANKS RPLS 1821-

3/17/23

REVISED: 2/15/24



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

Date: 02/13/2024 GF No. _____
Name of Affiant(s): Robert Michael Brawner
Address of Affiant: 2580 Broadway St, San Leon, TX 77539
Description of Property: A 3.016 Acre Tract of Land out of Lot 8, Black 15, San Leon Farm Home Tracts
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 2023 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.

Robert Michael Brawner

SWORN AND SUBSCRIBED this 13th day of FEBRUARY, 2024.

Lynne Dixon

Notary Public
(TXR 1907) 02-01-2010

