

SCALE 1"=40'



RUSH ROAD
(60' R.O.W.)

NORTH 246.50'
(CALLED 245.59')

FND 1/2" I.R.
W/CAP MARKED
TIPLS 5247"

FND 1/2" I.R.
W/CAP MARKED
TIPLS 5247"
(A)

212.50'

LUIS ALBERTO MARTINEZ
C.F. NO. 2018050191
O.P.R.G.C.

**LOT 1
BLOCK 1**
(VACANT)

THEODORE R. CRUMBY JR.
C.F. NO. 2013005261
O.P.R.G.C.

FM 1764
(120' R.O.W.)

N 87°28'45" W 224.192'
10' B.L.

0' B.L.
EAST 205.00'

25' B.L.

15' B.L.

SOUTH 331.50'
(CALLED 327.50')

GASPER RICE RESOURCES
(RECORD NOT FOUND)

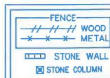
FND 1/2" I.R.
W/CAP MARKED
TIPLS 5247"

FND 1/2" I.R.
W/CAP MARKED
TIPLS 5247"
(B)

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS REFERRED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 26, 2023, UNDER O.R. NO. 8262546.

LEGEND



LEGAL DESCRIPTION: LOT 1, IN BLOCK 1, OF ZUL ADDITION, AN ADDITION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2021010786 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE:
I, RICHARD FUSSELL, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE PLAT PROFESSIONAL OPINION. THIS PLAT REPRESENTS THE PLAT PROFESSIONAL OPINION OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 20, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



CLIENT: JUSTIN DAVID FLOWERS AND KAYLIN PARKER	
ADDRESS: 3007 RUSH ROAD	
www.survey1inc.com survey1@survey1inc.com	
FIELD CREW: JJ	TECH: SF
DRAFTER: MH	FINAL CHECK: EF
DATE: JULY 5, 2023	
JOB# 6-125197-23	



TITLE COMPANY:

281-332-3521

G.F. #: 2062645 ISSUE DATE: JUNE 26, 2023



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

Date: _____ GF No. _____
Name of Affiant(s): Justin Flowers and Raylin Parker
Address of Affiant: 3607 Rush Road, Santa Fe, Tx 77510
Description of Property: LOT 1 BLK 1 ZUL ADDN (2021) ABST 149
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.

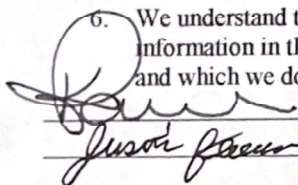
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

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 7/5/2023 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.

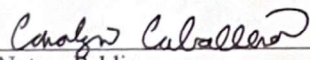
EXCEPT for the following (If None, Insert "None" Below:) None

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.


Justin Flowers

SWORN AND SUBSCRIBED this 16 day of March, 2024.


Carolyn Caballero
Notary Public
(TXR 1907) 02-01-2010

