

ESMNT = EASEMENT  
 B.L. = BUILDING LINE  
 U.E. = UTILITY ESMNT  
 A.E. = AERIAL ESMNT  
 W.L.E. = WATER LINE ESMNT  
 COMMON ABBREVIATIONS  
 O.C.C.G.C.TX. = OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TX.  
 S.W.E. = SIDE WALK ESMNT.  
 S.L.E. = STREET LIGHT ESMNT.

S.S.E. = SANITARY SEWER ESMNT  
 STM. S.E. = STORM SEWER ESMNT  
 FND. = FOUND PP. = POWER POLE  
 I.P. = IRON PIPE I.R. = IRON ROD  
 R.O.W. = RIGHT OF WAY

CONCRETE  
 ASPHALT  
 COVERED  
 FENCE  
 CONTROL MONUMENT  
 CALL

SCALE 1"=20'

FILED MAR 16 2021

**NOTES: (cont.)**  
 7. Pipeline right of way easement granted to Houston Pipeline Company as recorded in Volume 923, Pages 126, in the O.C.C.G.C.TX. (Does not affect this lot)  
 8. Pipeline right of way easement granted to Shell Pipeline Corporation as recorded in Volume 2097, Page 465 in the O.C.C.G.C.TX. (Does not affect this lot)  
 9. Pipeline right of way easement granted to Dow Chemical Company as recorded in Volume 2123, Page 679, in the O.C.C.G.C.TX. (Does not affect this lot)  
 10. Pipeline right of way easement granted to Pan American Gas Company as recorded in Clerk's File No. 8627565. (Does not affect this lot)  
 11. Encroachment agreement by and between Kinder Morgan Texas Pipeline, LLC and Lingco Sedona Phase 2, Ltd., recorded under Clerk's File No. 2019039729. (Does not affect this lot).  
 12. Storm sewer and drainage easement agreement to Galveston County Municipal Utility District No. 73 recorded under Clerk's File No. 2020026661 and 2020026662.

Revised 03/15/21 for new title report information, no field work was performed.

This original work is protected under Copyright Laws, Title 17 United States Code 101 and 102. This survey is being provided solely for the use of the recipients named herein, and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line hereon.

**PATAGONIA STREET (60' R.O.W.)**

**BOUNDARY SURVEY OF 3215 PATAGONIA STREET LEAGUE CITY, GALVESTON COUNTY, TEXAS 77573**

- NOTES:**
1. Found or set iron rods at all corners, unless noted otherwise.
  2. Lot is subject to restrictions as recorded in Clerk's File No. 2020041814, of the Map Records of Galveston County, Texas, and those filed under Clerk's File Nos. 2008043489, 2008063662, 2009003687, 2010063045, 2011020178, 2011064853, 2013008170, 2013060285, 2014041554, 2016009344, 2016059308, 2017021302, 2018066463, 2019047646, 2020026789, 2020030993 and 2020043677 of the Official Public Records of Galveston County, Texas.
  3. An easements granted to the County of Galveston as reflected by instruments recorded in Volume 921, Page 215 and in Volume 1743, Page 49, in the O.C.C.G.C.TX.
  4. An easement granted to Brazoria-Galveston Soil Conservation District as recorded in Volume 1295, Page 87, in the O.C.C.G.C.TX.
  5. A right of way granted to Coastal Transmission Corporation as reflected by instrument recorded in Volume 1477, Page 544, in the O.C.C.G.C.TX. (Does not affect this lot)
  6. Pipeline right of way easement granted to Phillips Petroleum as recorded in Volume 777, Page 73, in the O.C.C.G.C.TX. (Does not affect this lot)

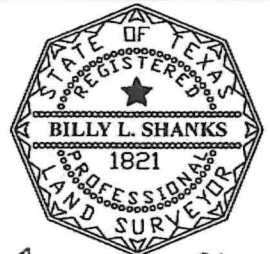
**CERTIFICATION**  
 SHANKS ENGINEERING & SURVEYING, INC.  
 FIRM 10193000  
 1446 PIRATES COVE 281-488-1486  
 HOUSTON, TX 77058 FAX 281-231-2500

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

**PROPERTY INFORMATION**  
 Lot 1, Block 4, SEDONA SECTION 6, PHASE 2, Recorded in instrument no. 2020041814 Galveston County Map Records, Galveston County, Texas.

**DRAWING INFORMATION**  
 DATE: 11/23/20  
 REVISED: 03/15/21  
 SURVEY BY: T.S.  
 DRAWN BY: T.S.  
 FOR: Excel Title  
 GF#20-0001908CDR  
 PURCHASER:  
 Colin & Paula  
 Maples

**FLOOD INFORMATION**  
 F.I.R.M. NO. 48167C0229 G DATED 8/15/2019 ZONE X  
 Flood information provided hereon is based on scaling the location of the subject tract on the flood insurance rate maps. The information should be used to determine flood insurance rates only and is not intended to identify specific flooding conditions. We are not responsible for the F.I.R.M.'s accuracy.



*Billy L. Shanks*

JOB NO. 56556

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

Date: 5-23-24

GF No. \_\_\_\_\_

Name of Affiant(s): Colin Quinn Maples, Paula Cristina Maples

Address of Affiant: 3215 Patagonia St., League City, TX 77573-7008

Description of Property: LOT 1 BLK 4 SEDONA SEC 6 PH 2 (2021) ABST 19

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 April 16, 2021 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.

Colin Quinn Maples  
Colin Quinn Maples

Paula Cristina Maples  
Paula Cristina Maples



SWORN AND SUBSCRIBED this 23<sup>rd</sup> day of May 24

Notary Public  
**Kaitlin Williams**

(TXR-1907) 02-01-2010