

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

A.E. = AERIAL EASEMENT	M.P. = METAL POST	P.R.C. = POINT OF REVERSE CURVATURE	P.T. = POINT OF TANGENCY	⊕ = CONTROL MONUMENT	--- = WOODEN FENCE
B.L. = BUILDING LINE	M.U.E. = MUNICIPAL UTILITY EASEMENT	P.U.E. = PUBLIC UTILITY EASEMENT	S.L.R. = SET IRON ROD	● = PROPERTY CORNER	- - - - - = CHAIN LINK FENCE
B.R.S. = BEARS	P.A.E. = PERMANENT ACCESS EASEMENT	S.S.E. = SANITARY SEWER EASEMENT	S.T.S. = SET IRON ROD	○ = PROPERTY LINE	— — — — — = METAL FENCE
C.F.# = CLERK'S FILE NUMBER	P.C. = POINT OF CURVATURE	S.T.S.E. = STORM SEWER EASEMENT	U.E. = UTILITY EASEMENT	⊖ = EASEMENT LINE	⊘ = WIRE FENCE
D.E. = DRAINAGE EASEMENT	P.C.C. = POINT OF COMPOUND CURVATURE	U.S. = UNABLE TO SET	U.E. = UTILITY EASEMENT	⊖ = BUILDING SETBACK LINE	⊘ = VINYL FENCE
E.E. = ELECTRIC EASEMENT	P.E. = POOL EQUIPMENT	U.E. = UTILITY EASEMENT	U.E. = UTILITY EASEMENT	⊖ = BUILDING SETBACK LINE	⊘ = OVERHEAD ELECTRIC POWER LINE
F.I.R. = FOUND IRON ROD	P.O.C. = POINT OF COMMENCING	W.L.E. = WATER LINE EASEMENT	W.P. = WOODEN POST	⊖ = BUILDING WALL	
F.L.R. = FOUND IRON ROD	P.O.B. = POINT OF BEGINNING	W.S. = WATER & SEWER EASEMENT	W.S.C. = WATER & SEWER EASEMENT		
F.N.D. = FOUND	P.F. = POWER POLE				

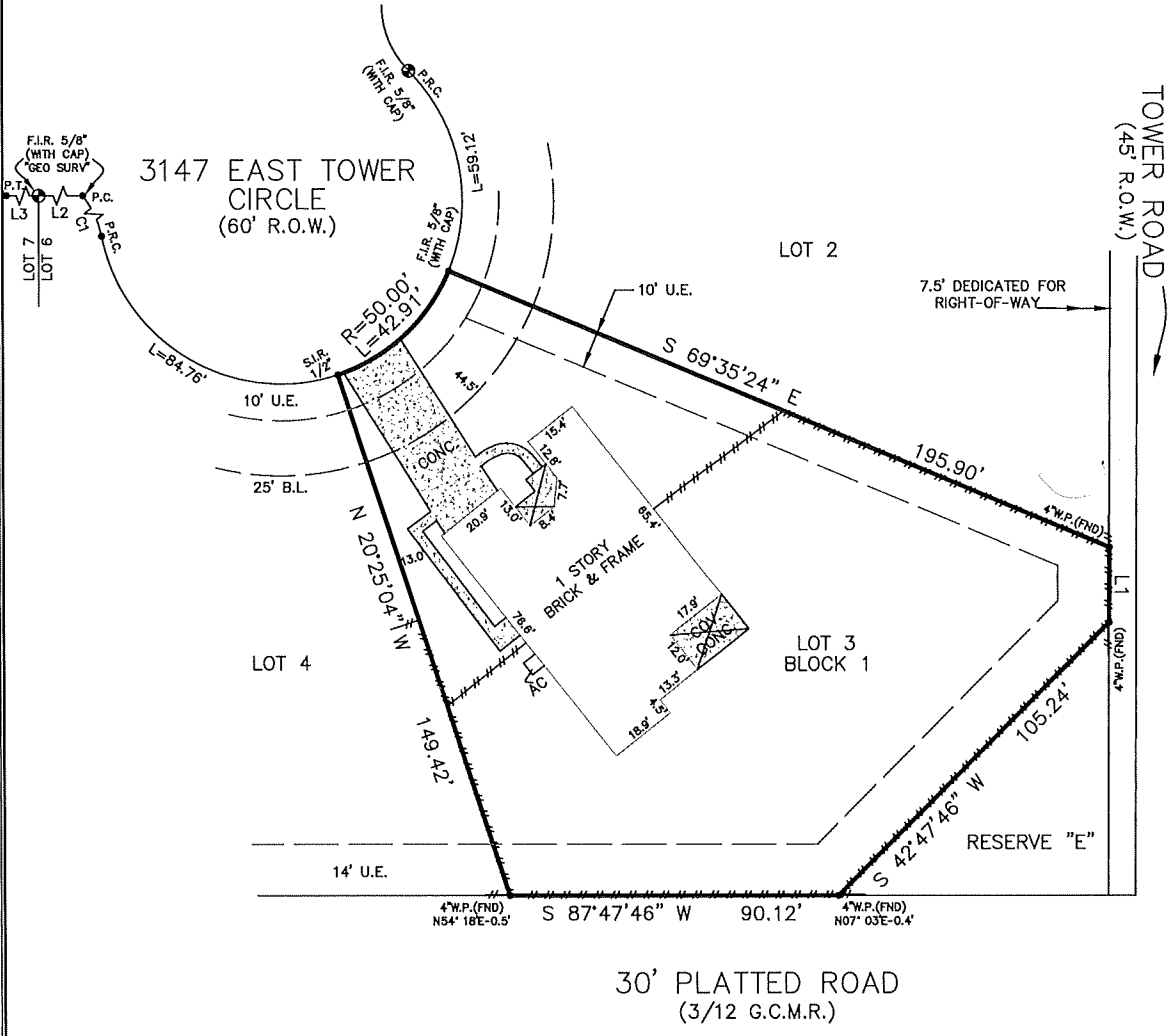
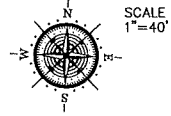
⚡ = NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°50'53" E	20.46'
L2	N 87°47'46" E	162.75'
L3	N 87°47'46" E	206.82'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	34.43'	S 52°45'03" E	31.77'	78°54'23"



Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:

- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2019015370, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.
- A SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AND CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, FRONTIER SOUTHWEST INCORPORATED AND COMCAST OF HOUSTON, LLC BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2019048936, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.
- ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES, RECORDED UNDER COUNTY CLERK'S FILE NO. 2020051927 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

LEGAL DESCRIPTION
 LOT THREE (3), IN BLOCK ONE (1), TOWER ROAD ESTATES PHASE 1, AN ADDITION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2019057904, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

PAUL DAVID HENSLEY
 TAMMI RENEE HENSLEY

ADDRESS 317 EAST TOWER CIRCLE

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JOB #	2104322
DATE	04-22-2021
GF#	1207999
PRO-SURV	
P.O. BOX 1366, FRIENDSWOOD, TX 77549 PHONE: 281-996-1113 FAX: 281-996-0012 EMAIL: orders@prosurv.net T.B.P.E.L.S. FIRM #10119300	
ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION	
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**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 4-10-24

GF No. _____

Name of Affiant(s): Paul David Hensley, Tammi Renee Hensley

Address of Affiant: 3147 E Tower Cir, Santa Fe, TX 77517-2850

Description of Property: LOT 3 BLK 1 TOWER ROAD ESTATES PH I (2020) ABST 15

County Gealveston, 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.

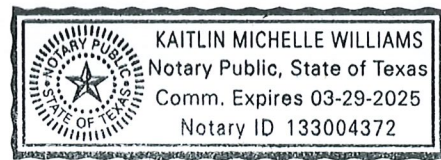
4. To the best of our actual knowledge and belief, since 4-22-2021 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - 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:): Two 3x4 cement slabs in back yard for generator.

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]
Paul David Hensley
[Signature]
Tammi Renee Hensley



SWORN AND SUBSCRIBED this 10th day of April, 24

[Signature]
Notary Public
Kaitlin Williams

(TXR-1907) 02-01-2010