

SCALE: 1 INCH = 20 FEET

DH  
06/01/22  
3:21 PM EDT  
dotloop verified

MR  
06/01/22  
3:38 PM EDT  
dotloop verified

VELMA GRIFFIN  
(G.C.C.F.NO. 2013015613)

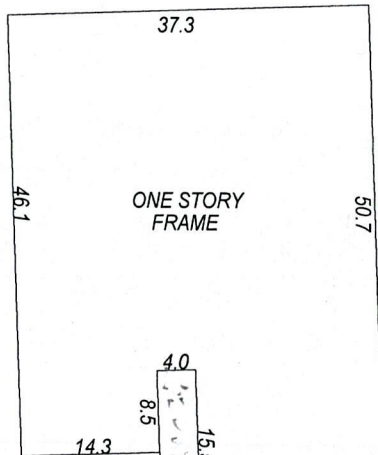
SET 3/8" I.R.

FND 1/2" I.R.

S 88°02'24" W 96.70'

S 01°16'21" E 55.30'

14



ONE STORY  
FRAME

15

S 01°37'36" E 100.00'

CENTERPOINT ENERGY  
(NO DEED FOUND)  
(GCAD PARCEL 220184)

S 11°56'49" E 45.39'

FND 1/2" I.P.  
(CONT. MON.)

N 88°02'24" E 89.49'

6334 PARK AVE.  
(60' R.O.W.)

SET 3/8" I.R.

S 88°02'24" W 50.00'

FND 1/2" I.P.  
(CONT. MON.)

SURVEY OF LOT 14 OF HUBBARD SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS.

According to the map or plat thereof recorded in Plat Record 12, Map No. 13 of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I, Christopher Trusky, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direction and supervision on May 19, 2022. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.



*[Signature]*  
Christopher Trusky  
RPLS No. 5247  
Land Survey Co. LLC  
P.O. Box 128, Kemah TX 77565  
Firm Reg. No. 10045700  
281-338-4008

Notes:

According to FIRM Community Panel No. 48167C0265G, dated 08/15/2019, this property lies in Flood Zone X, which is considered to be outside the Special Flood Hazard Area. Surveyor makes no representation as to whether or not this property may flood.

Basis of bearings is the Texas State Plane Coordinate System (NAD83 datum; South Central Zone 4204);

Other matters or encumbrances affecting the subject property, if any, are not shown.

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

Date: 02 MAY 2024 GF No. \_\_\_\_\_  
Name of Affiant(s): Dylan Hand Natasha Nand  
Address of Affiant: 6334 Park Ave, Texas City, TX 77591  
Description of Property: ABST 197 W J JONES SUR LOT 14 HUBBARD SUB  
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 July 15, 2022 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:)

- FENCE WAS BUILT ON SIDE OF HOUSE
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.

Dylan Hand  
\_\_\_\_\_  
\_\_\_\_\_  
Notary Public

SWORN AND SUBSCRIBED this 2 day of MAY, 2024.

Melanie Espinoza  
Notary Public

(TAR 1907) 02-01-2010

