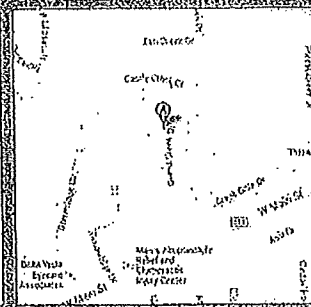


PREPARED BY:

# EXACTA

TEXAS SURVEYORS, INC.

www.exacta365.com  
P. 281.763.7766 - F. 281.763.7767  
7209 Oak Meadow Drive, Unit A, Austin, TX 78736



PROPERTY ADDRESS: 211 GRAND CREEK COURT LEAGUE CITY, TEXAS 77573

SURVEY NUMBER: 1404.0662

FIELD WORK DATE: 4/11/2014

REVISION DATE(S): (REV.2 6/23/2014) (REV.1 4/9/2014)

1404.0662  
BOUNDARY SURVEY  
GALVESTON COUNTY

*Carol Austin 7/2/14*  
*Kathe Elizabeth Austin 7/2/14*

C-1

R= 50.00'(P#M)  
L= 30.59'(P) 30.59'(M)  
 $\Delta = 35^{\circ}03'13''(P) 35^{\circ}03'13''(M)$   
N 73°56'06" W, 30.12'(P)  
N 73°56'06" W, 30.12'(M)

NOTES:  
SETBACK INFORMATION PROVIDED BY OTHERS, NOT VERIFIED  
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER  
FENCE OWNERSHIP NOT DETERMINED  
U.A.E. - UNOCCUPIED AERIAL EASEMENT

C-2

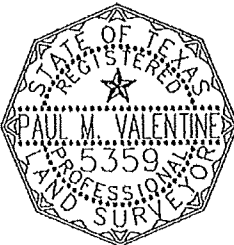
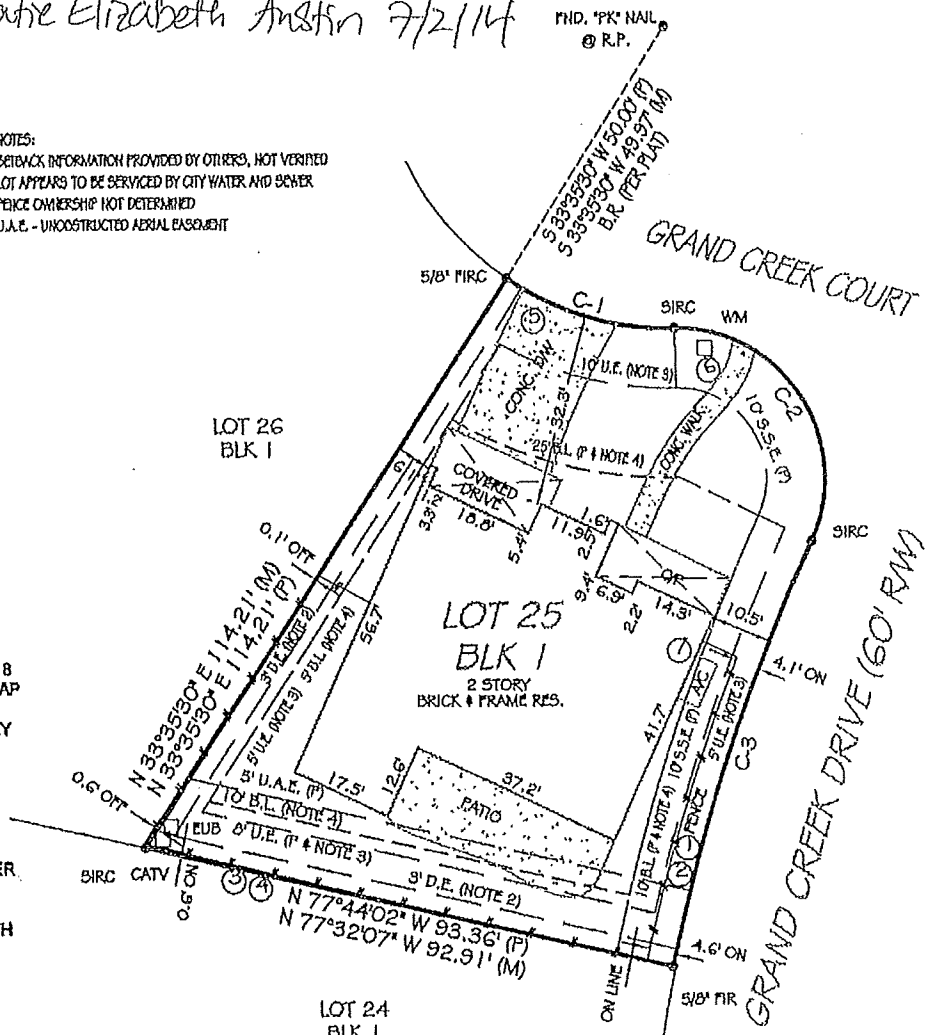
R= 25.00'(P#M)  
L= 50.95'(P) 50.95'(M)  
 $\Delta = 116^{\circ}46'08''(P) 116^{\circ}46'08''(M)$   
S 33°04'39" E, 42.58'(P)  
S 33°04'39" E, 42.58'(M)

C-3

R= 330.00'(P#M)  
L= 75.11'(P) 75.49'(M)  
 $\Delta = 13^{\circ}02'27''(P) 13^{\circ}06'25''(M)$   
S 18°47'11" W, 74.95'(P)  
S 19°06'10" W, 75.33'(M)

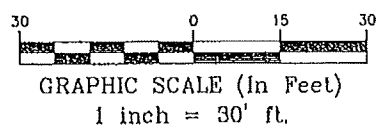
NOTES:

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN PLAT RECORD 18 MAP NO. 1236-1230, PLAT RECORD 2004A, MAP NO 100-102, MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND UNDER MONTGOMERY COUNTY CLERK'S FILE NOS. 2004050481, 2004050482, 2008016388, 2009048845, 2013079133 AND 2014016475.
- 2.) DRAINAGE EASEMENT AS SET FORTH UNDER GALVESTON COUNTY CLERK'S FILE NO. 2008073370 (SHOWN HEREON).
- 3.) UTILITY EASEMENT AS SET FORTH UNDER GALVESTON COUNTY CLERK'S FILE NO. 2004050481 (SHOWN HEREON).
- 4.) BUILDING SETBACK LINES AS SET FORTH UNDER GALVESTON COUNTY CLERK'S FILE NO. 2004050402 (SHOWN HEREON).



*Paul M. Valentine*

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 9TH DAY OF APRIL, 2014; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, G# NO. 7999-14-1230, EFFECTIVE JUNE 1, 2014, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF

POINTS OF INTEREST

1. FENCE OVER 10' SANITARY SEWER EASEMENT
2. FENCE OVER 5' UTILITY EASEMENT
3. FENCE OVER 6' UTILITY EASEMENT
4. FENCE OVER 3' DRAINAGE EASEMENT
5. CONCRETE DRIVEWAY OVER 10' UTILITY EASEMENT
6. CONCRETE WALK OVER 10' SANITARY SEWER EASEMENT
7. AIR CONDITIONER OVER 10' SANITARY SEWER EASEMENT

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

Date: 4-23-2024 GF No. \_\_\_\_\_

Name of Affiant(s): Robert E. Crumpley III, Mackalla Crumpley

Address of Affiant: 211 Grand Creek Ct., League City, TX 77573-1886

Description of Property: PARK ON CLEAR CREEK (2002) ABST 9 BLOCK 1, LOT 25, ACRES 0.183

County Galveson, 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 June 1, 2014 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.

[Signature]  
Robert E. Crumpley III  
[Signature]  
Mackalla Crumpley



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

[Signature]  
Notary Public

Kaitlin Williams

(TXR-1907) 02-01-2010

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