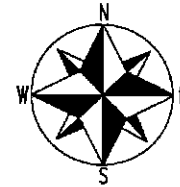
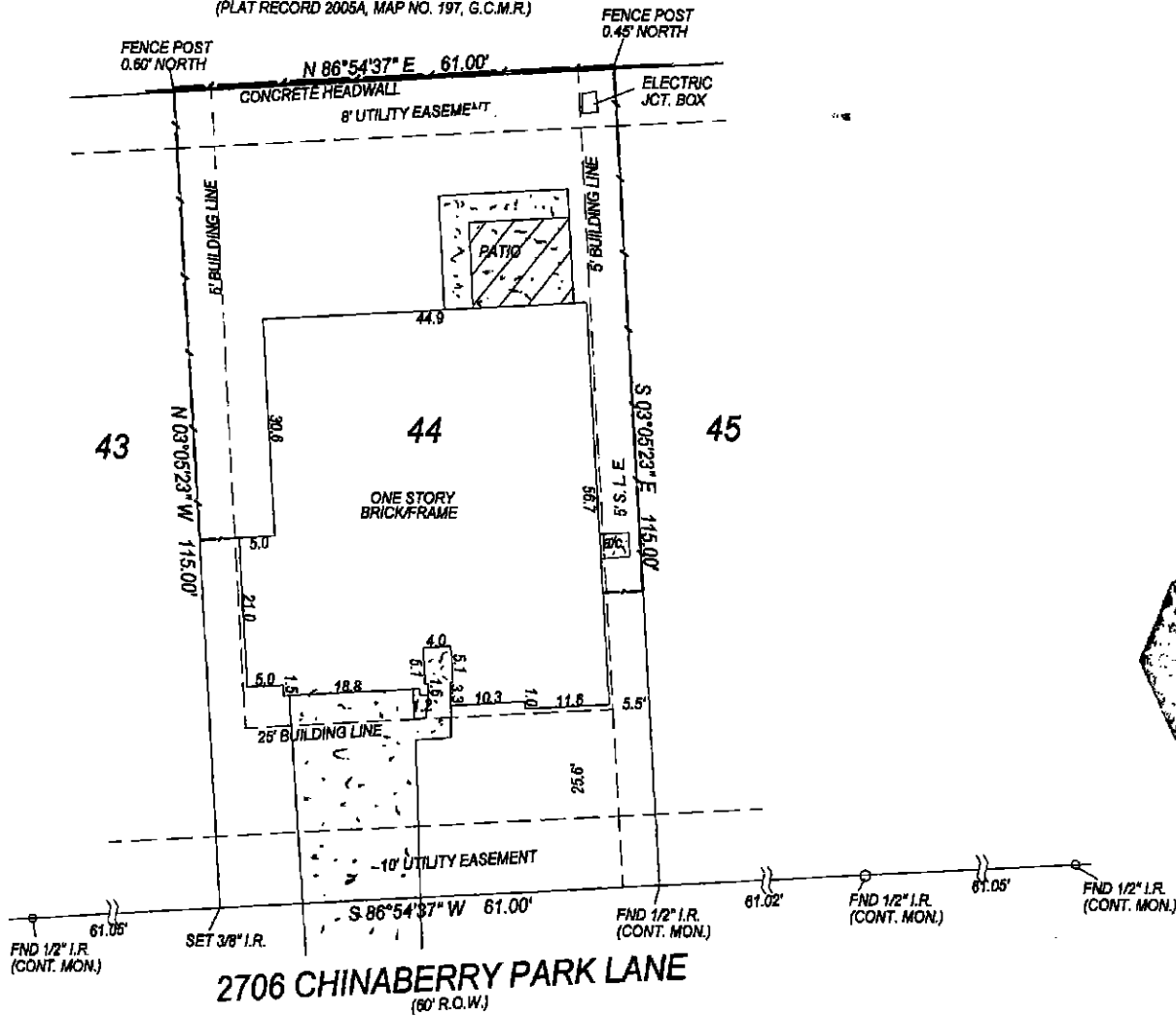


BRITTANY LAKES
SECTION 15
(PLAT RECORD 2005A, MAP NO. 197, G.C.M.R.)



SCALE: 1 INCH = 20 FEET

SURVEY OF LOT 44 IN BLOCK 2 OF MAGNOLIA CREEK SECTION NINE,
A SUBDIVISION IN GALVESTON COUNTY, TEXAS.

According to the map or plat thereof recorded in Plat Record 2006A, Map Nos. 163 and 164 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 June 13, 2019. 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.



Christopher Trusky
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. 4854880025D, dated 09/22/99, 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 right of way of Chinaberry Park Lane, as platted and monumented.

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: May 2, 2024

GF No. _____

Name of Affiant(s): Jose A Lugo Cruet, Katrina V Lugo

Address of Affiant: 2706 Chinaberry Park Ln, League City, TX 77573

Description of Property: MAGNOLIA CREEK SEC 9 (2007) ABST 607 & 654, BLOCK 2, LOT 44, ACRES 0.161

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.

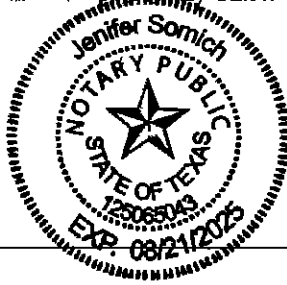
4. To the best of our actual knowledge and belief, since 6/13/19 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction 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:): Added a pergola

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.

Subscribed by: [Signature]
Jose A Lugo Cruet
Subscribed by: [Signature]
Katrina V Lugo



SWORN AND SUBSCRIBED this 2nd day of May, 2024

[Signature]
Notary Public
Jenifer Somich

(TXR-1907) 02-01-2010