

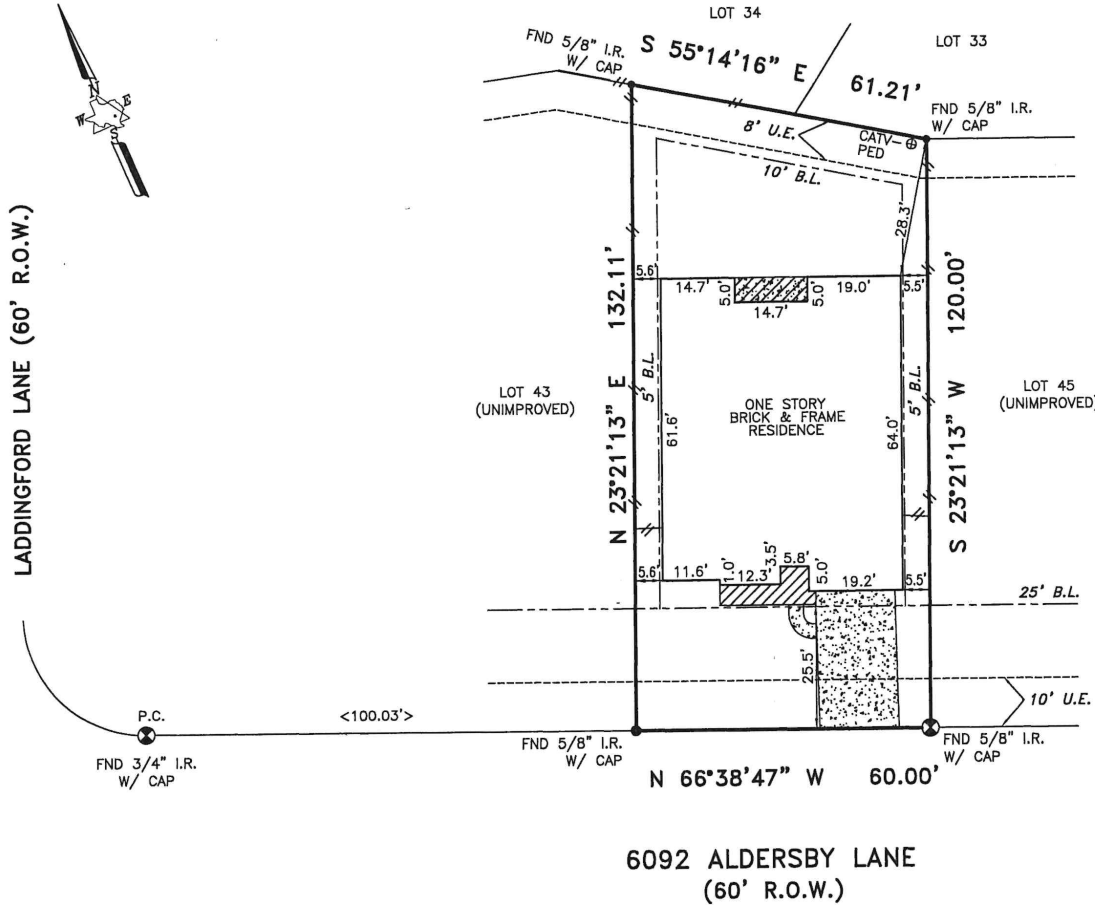


TRI-TECH SURVEYING CO., L.P.

5210 SPRUCE STREET

BELLAIRE, TEXAS. 77401

PHONE: (713) 667-0800



6092 ALDERSBY LANE
(60' R.O.W.)

- *CITY OF LEAGUE CITY ORDINANCES
- **DEED RESTRICTIONS PER G.A.C. FILE NO. 2002003340
- ***BUILDER GUIDELINES FOR WESTOVER PARK PER G.A.C. NO. 2002004700

ALL ROD CAPS ARE STAMPED "COTTON SURVEYING", UNLESS OTHERWISE NOTED.

A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT RECORD 2004A, MAP NO. 163-164, M.R.G.C.TX., G.A.C. FILE NOS. 2002002440, 2002003340 (016-47-0931), 2002004700 (016-49-2511), 2002021465, 2002037820 (017-11-2758), 2002045301 (017-25-2128), 2002046255 (017-27-1949), 2002046256 (017-27-1954), 2003064398, 2004082501

BEARINGS REFERENCED TO: PLAT NORTH.

◆ REVISION 04-25-06

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. (F.I.R.M.'s). 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.

ALL LOTS ZONE "X" PER LOMR CASE NO. 01-06-673P DATED 3-21-02
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2006, TRI-TECH SURVEYING CO., L.P.

LEGEND	
	CONCRETE
	COVERED
	ASPHALT
	< > CALL
	IRON FENCE
	WOOD FENCE
	◆ REVISION
	⊗ CONTROLLING MONUMENT
	—●— CHAIN LINK FENCE

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND TITLE INFORMATION PROVIDED BY DHI TITLE COMPANY G.F. No. 154-060205458-167, DATED 04-10-06.

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my direction and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below.

drawn by: TARRENDONDO

BOUNDARY SURVEY OF

ADDRESS: 6092 ALDERSBY LANE, LEAGUE CITY, TEXAS, 77573

LOT 44, BLOCK 1 OF WESTOVER PARK SEC. 8A

RECORDED IN PLAT RECORD: 2004A, MAP NO.: 163, 164, MAP RECORDS, GALVESTON COUNTY, TX

DRAWN BY: TARRENDONDO, D.

TITLE COMPANY: DHI TITLE COMPANY

G.F.#

SURVEYED FOR: D.R. HORTON AMERICA'S BUILDER

F.I.R.M. MAP NO. 485488, PANEL# 0025D, ZONE **X** REVISED 9-22-99

DATE: 01-27-06, SCALE: 1" = 30', JOB NO. DR067-04

SURVEYOR REGISTRATION

STATE OF TEXAS
REGISTRATION NO. 11000
IVAN W. PERRY
04-25-06

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

Date: May 29, 2024 GF No. _____

Name of Affiant(s): Charles Utermahlen , Dianne Utermahlen

Address of Affiant: 6092 Aldersby Ln, League City , TX 77573

Description of Property: WESTOVER PARK SEC 8A ABST 606 (2005) BLOCK 1, LOT 44, ACRES 0.173

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 4-25-06 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:): Attached 19 x 19 back colored photo.

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.

Charles B. Utermahlen
Charles Utermahlen

Dianne S. Utermahlen
Dianne Utermahlen



SWORN AND SUBSCRIBED this 29th day of May , 24

Kaitlin Williams
Notary Public
Kaitlin Williams