

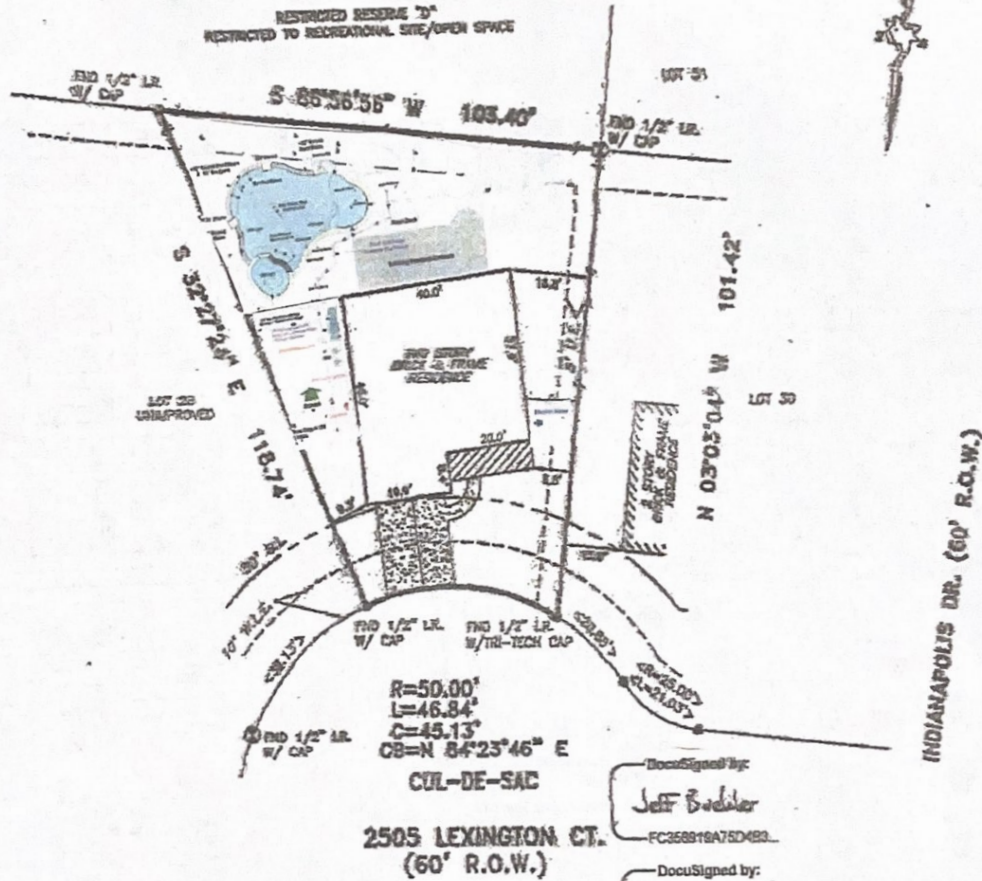


TRI-TECH SURVEYING CO., INC.

5210 SPRUCE STREET

MELLAIRE, TEXAS 77401

PHONE: (713) 667-0800



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

*CITY OF LEAGUE CITY ORDINANCES
*FLOOD RESTRICTIONS PER S.A.C. JUL 18, 2003/04/07

PROPERTY SUBJECT TO RESTRICTED COVENANTS AND EASEMENTS AS REFERRED FOR ONLINE XL, PAGE 1309 & 1400, MARICITY, G.A.C. FOR NOS. 571497, 5746543, 5746226, 6907103, 200841741, 200804238, 2003014827.

BEARINGS REFERENCED TO PLAT NORTH

ALL 1/2" CAPS ARE "BROWN & GAY" UNLESS OTHERWISE NOTED.

NEED 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. 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 ITS ACCURACY.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL. THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2003, TRI-TECH SURVEYING COMPANY

LEGEND	
CONCRETE	● REVISION
COVERED	○ CONTROLLING MONUMENT OR 20'-0" C/S
ASPHALT	—//— WOOD FENCE
< > GALL	—●— CHAIN LINK FENCE
— — IRON 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 ENGINEER'S OF RECORD, AS REFERRED ON THIS SURVEY ARE BASED ON THE RECORDED MAPS, CITY PLAT AND TITLE INFORMATION PROVIDED BY EMPIRE TITLE CO., LTD. G.A. No. 2003-02-0748, DATED 09-24-03.

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.

BOUNDARY SURVEY OF

ADDRESS: 2505 LEXINGTON CT., LEAGUE CITY, TEXAS, 77573

LOT 29 BLOCK 1 OF BRITANNY LAKES SECTION SEVEN

RECORDED AS VOLUME 18 PAGE 1309 & 1400 MAP RECORDS GALVESTON COUNTY, TX

APPROVED BY PHILIP NICKEL AND MICHELLE NICKEL

TITLE COMPANY: EMPIRE TITLE CO., LTD. C.F.A. 2003-02-0748

SURVEYED FOR: GEMAN MOVES, LTD.

F.L.R.M. MAP NO. 485488 PANEL# 0025D ZONE "X" REVISED 8-22-98

DATE: 12-03-03 SCALE: 1" = 30' JOB NO. 61823-03



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

Date: 05/01/2024 GF No. _____
Name of Affiant(s): Jeff Buehler and Olivia Buehler
Address of Affiant: 2505 Lexington Court, League City, TX 77573
Description of Property: BRITTANY LAKES SEC 7 (2003) ABST 3 & 9, BLOCK 1, LOT 29, ACRES 0.171
County Galveston County, Texas

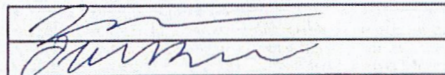
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

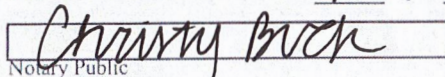
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 May 2019 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): POOL PATIO AND FENCE EXTENDED DOWN SIDE TO EXTEND BACKYARD

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.



SWORN AND SUBSCRIBED this 1st day of May, 2024.


Notary Public

(TXR 1907) 02-01-2010

