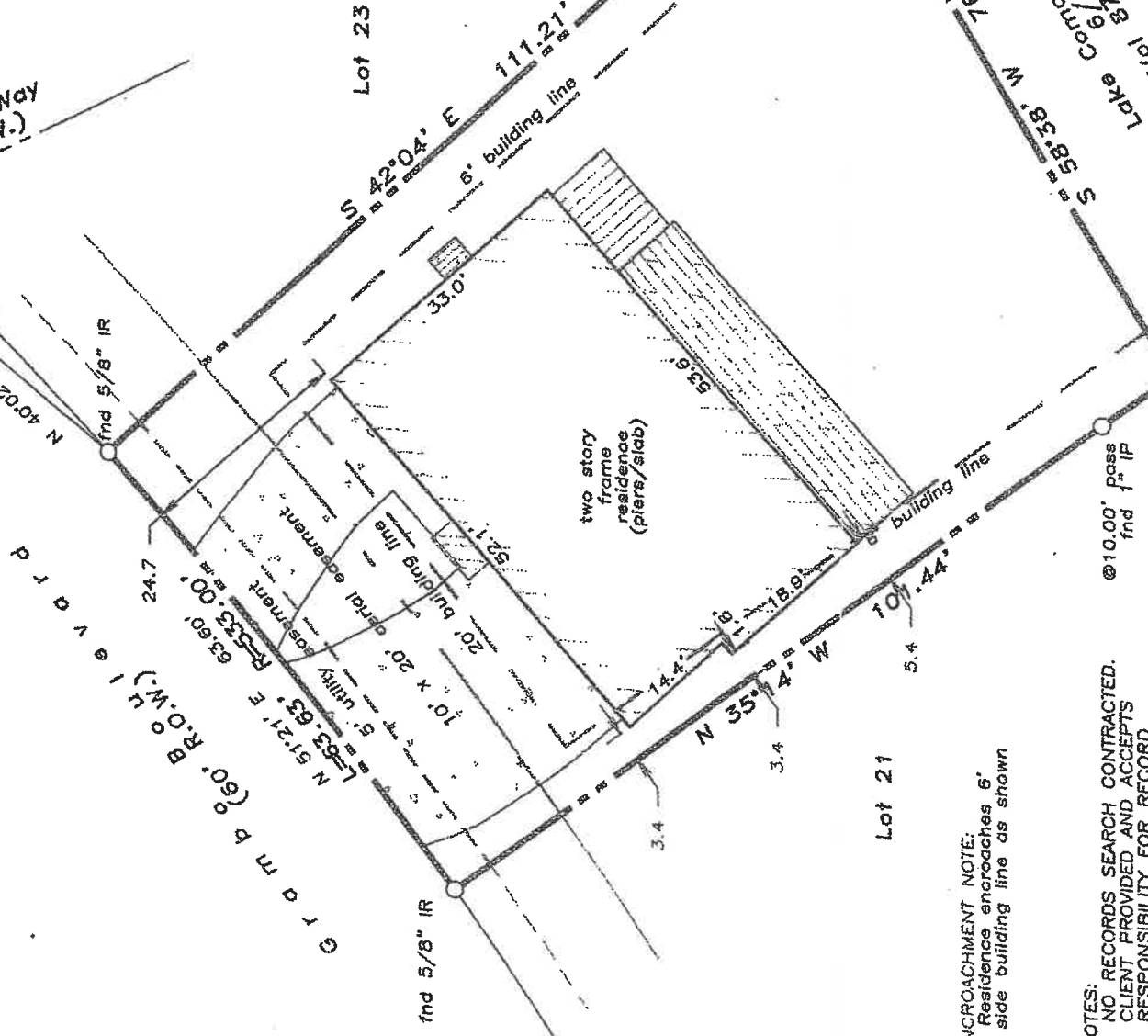
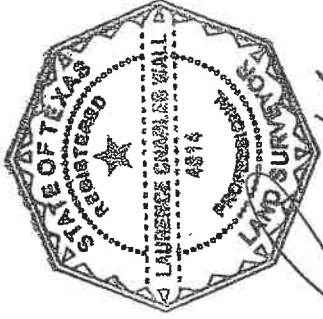


This property is within the 100-Year Special Flood Hazard Area & is designated to be w/in FIRM Zone VE, located on Panel 0274--E, Community #485470, December 6, 2002.

Carthegena Way  
(50' R.O.W.)



Scale: 1" = 20'  
10 Feet 0 10 20 30



*Laurence C. Wall*

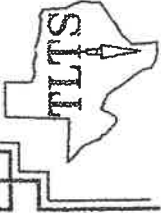
Laurence C. Wall  
RPLS #4814  
January 18, 2011

ENCROACHMENT NOTE:  
- Residence encroaches 6' side building line as shown

- NOTES:
- NO RECORDS SEARCH CONTRACTED. CLIENT PROVIDED AND ACCEPTS RESPONSIBILITY FOR RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, ETC. AS PER TITLE COMPANY ONLY
  - Restrictions as per recorded plat unless otherwise noted
  - True ground distances shown
  - Bearings assumed as platted
  - Vol 1884, Pg 823, OCCGC
  - :6' side building lines
  - Survey monuments reconciled w/ previous surveys of L19, 21, 23, 24 & 25/B3 83, L23/B3 &

LAND TITLE SURVEY OF A TRACT OF LAND being Lot 22, Block 3, of PIRATES COVE, SECTION 1, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 1616, Page 128, in the Office of the County Clerk of Galveston County, Texas.

Subject property: 14033 Grambo Boulevard Galveston County, Texas  
To William R. Maggio, Georgann P. Maggio, Secure Mortgage Co. and Stewart Title Co., GF #1016733068;  
I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.



TLTS, Inc.  
TEXAS LAND TITLE SURVEYORS  
1801 Moody Avenue  
Galveston, Texas 77550  
(409) 765-8883

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

Date: 5.23.24 GF No. \_\_\_\_\_

Name of Affiant(s): KATHLEEN BRADLEY

Address of Affiant: 14033 GRAMBO BLVD

Description of Property: LOT 22, BLOCK 3, PIRATES COVE

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 2011 JAN. 18 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.

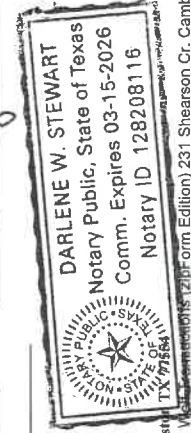
EXCEPT for the following (If None, Insert "None" Below:) NONE

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.

Kathleen Bradley  
Notary Public

SWORN AND SUBSCRIBED this 23 day of May, 2024



(TXR-1907) 02-01-2010

