

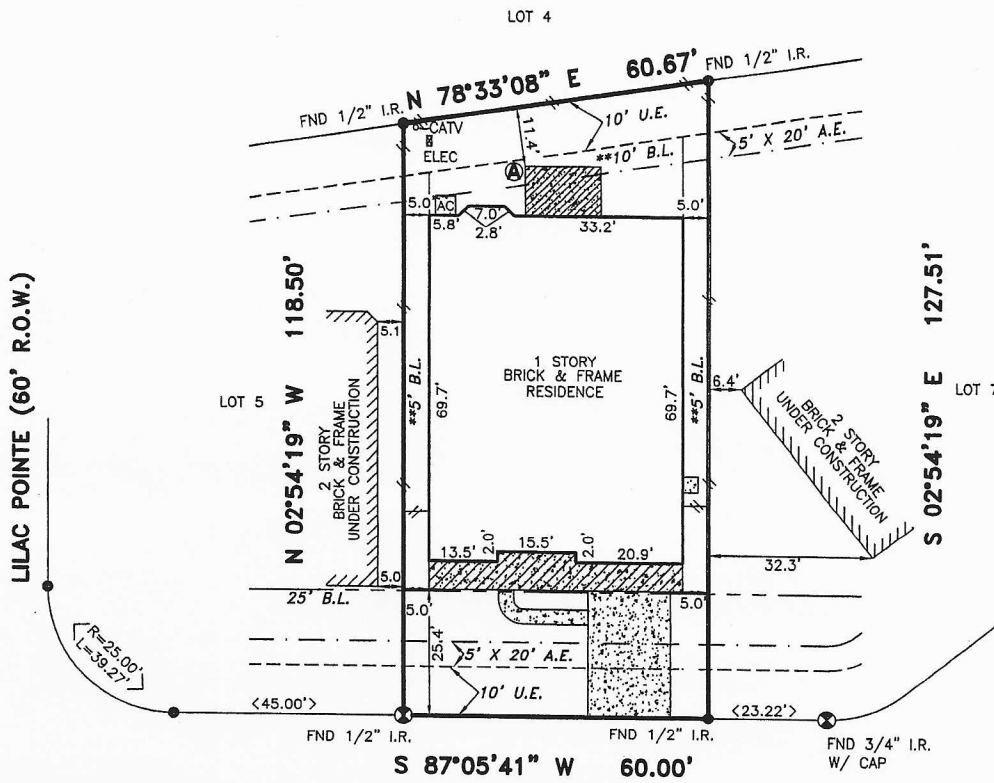


TRI-TECH SURVEYING CO., L.P.

5210 SPRUCE STREET

BELLAIRE, TEXAS 77401

PHONE: (713) 667-0800



918 BOXELDER POINTE (60' R.O.W.)

ALL ROD CAPS ARE "DANNENBAUM SURVEYING" UNLESS OTHERWISE NOTED.

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

*CITY OF LEAGUE CITY ORDINANCES
**DEED RESTRICTIONS PER G.A.C. FILE NO. 2001014064

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 18, MAP NUMBER 1106 & 1107, G.C.M.R., G.A.C. FILE NOS. 2000036261, 2001014064, 2001027731, FILM CODE NOS. 014-74-1507, 015-44-0190, 015-68-0235

Ⓐ COVERED PATIO DOES NOT PROTRUDE INTO A.E.

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. 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. © 2004, TRI-TECH SURVEYING CO., L.P.

BEARINGS REFERENCED TO: PLAT NORTH

LEGEND

	CONCRETE		REVISION
	COVERED		CONTROLLING MONUMENT 08-11-04
	ASPHALT		CHAIN LINK FENCE
	< > CALL		IRON FENCE
	---//--- WOOD 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 MTH TITLE COMPANY, G.F. No. 04204807, DATED 11-19-04.

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: N. CASKEY

BOUNDARY SURVEY OF

ADDRESS: 918 BOXELDER POINTE, LEAGUE CITY, TEXAS, 77573

LOT 6, BLOCK 4 OF CENTERPOINTE SECTION THREE REPLAT

RECORDED IN PLAT RECORD 18 MAP NOS. 1106 & 1107, MAP RECORDS, GALVESTON COUNTY, TX

BORROWER: MARILYN KAY OWENS

TITLE COMPANY: MTH TITLE COMPANY G.F.# 04204807

SURVEYED FOR: MERITAGE CORPORATION/LEGACY & HAMMONDS HOMES

F.I.R.M. MAP NO. 485488 PANEL# 0030E ZONE "X" REVISED 9-22-99

DATE: 12-17-04 SCALE: 1" = 30' JOB NO. L2677-04

12-21-04
Reginald Williams
SURVEYOR REGISTRATION

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: April 7, 2025

GF No. _____

Name of Affiant(s): Marilyn Kay Owens

Address of Affiant: 918 Boxelder Pointe, League City, TX 77573

Description of Property: Centerpointe Sec 3, (2001) abst 3, block 4, lot 6, acres 0.169

County Galveston, Texas

Date of Survey: April 17, 2004

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, 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 construction occurred on or near the boundary of 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. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>Martyn Kay Owens</u> Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____ Affiant</p>
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SWORN AND SUBSCRIBED this 8 day of April, 2025



[Signature]
Notary Public