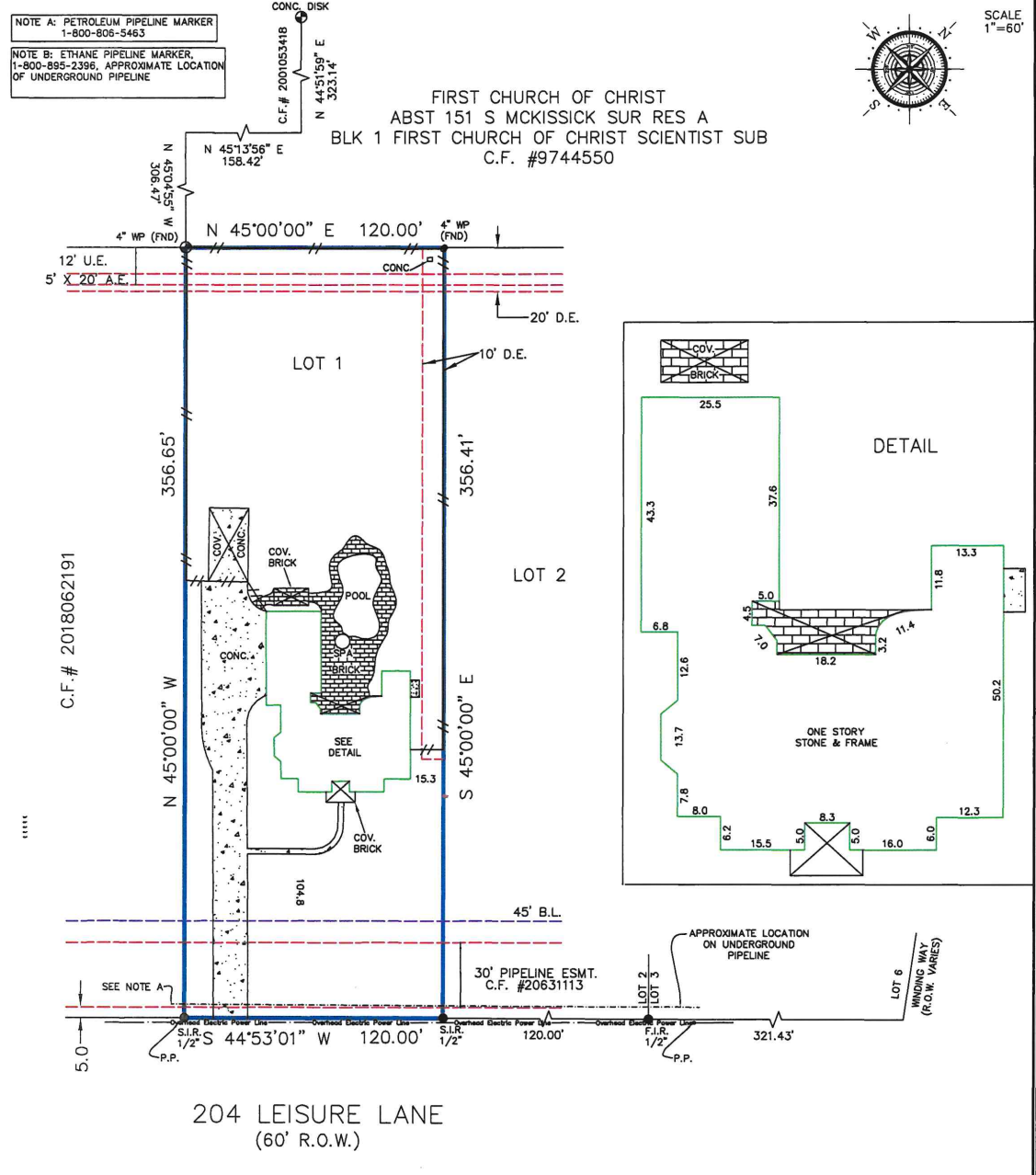


**LEGEND** \* ITEMS THAT MAY APPEAR IN \* DRAWING BELOW

N.U.E. = MUNICIPAL UTILITY EASEMENT	U.E. = UTILITY EASEMENT	A.E. = AERIAL EASEMENT	O.E. = ORNAMENTAL EASEMENT	S.S.E. = SANITARY SEWER EASEMENT	STW.S.E. = STORM SEWER EASEMENT	W.L.E. = WATER LINE EASEMENT	NOT TO SCALE
F.I.R. = FOUND IRON ROD	F.I.P. = FOUND IRON PIPE	S.I.R. = SET IRON ROD	W.P. = WOODEN POST	M.P. = METAL POST	C.F.# = CLERK'S FILE NUMBER	P.O.C. = POINT OF BEGINNING	B.L. = BUILDING LINE
F.N.D. = FOUND	B.R.S. = BEARS	P.A.E. = PERMANENT ACCESS EASEMENT	P.U.E. = PUBLIC UTILITY EASEMENT	W.S.E. = WATER & SEWER EASEMENT	E.E. = ELECTRIC EASEMENT	P.C. = POINT OF CURVATURE	P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE	P.R.C. = POINT OF REVERSE CURVATURE	P.P. = POWER POLE	U.T.S. = UNABLE TO SET	CONC. DISK	MONUMENT	PROPERTY LINE	EASEMENT LINE
BUILDING SETBACK LINE	BUILDING WALL	WOODEN FENCE	CHAIN LINK FENCE	METAL FENCE	WIRE FENCE	VINYL FENCE	



Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

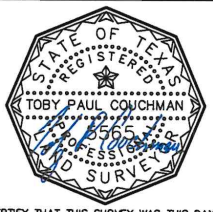
**NOTES:**  
 - BEARING BASIS: PLAT  
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS  
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES  
 - NO AERIAL EASEMENT ENCROACHMENTS

**LEGAL DESCRIPTION**  
 LOT ONE (1), OF REPLAT OF LEISURE ESTATES, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP AND OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 365, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

**CHRISTOPHER W NILSEN**  
**VANESSA REA SHEPARD**

**ADDRESS**  
204 LEISURE LANE

**JOB #** 1912260  
**DATE** 12-18-19  
**GF#** 2999919-01699



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

**PRO-SURV**  
 P.O. BOX 1366, FRIENDSWOOD, TX 77549  
 PHONE: 281-996-1113 FAX: 281-996-0012  
 EMAIL: orders@prosurv.net  
 T.B.P.E.L.S. FIRM #10119300  
 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION  
 © 2019 PRO-SURV - ALL RIGHTS RESERVED

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 12/19/2019 GF No.
Name of Affiant(s): Chris W Nilsen, Vanessa R. Shepard
Address of Affiant: 204 Leisure, Friendswood, TX 77546
Description of Property:
County Galveston, Texas
Date of Survey: 02/05/2026

"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 TX, 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, deckings, 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:</p> <p><i>Chris W Nilsen</i></p> <hr/> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><i>Vanessa R. Shepard</i></p> <hr/> <p>Affiant</p>
--	--

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public