

NORTH

SCALE: 1" = 30'

JAG HOLLOW  
(60' R.O.W.)

JAG HOLLOW  
(60' R.O.W.)

2

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	50.00'	80°19'25"	70.10'	N 20°26'16" E	64.49'

NOTES:

- 1) THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. CTT13619058, EFFECTIVE 01-29-13.
- 2) ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- 3) FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 4) THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLUE INK.
- 5) SUBJECT TO RESTRICTIVE COVENANTS BY PLAT RECORD 2007A, MAP NO. 34, G.C.M.R., AND G.C.C.F. NOS. 2000060695, 2007056773, & 2008017455.
- 6) SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF LEAGUE CITY PUBLIC UTILITY DISTRICT NO. 2.
- 7) DESIGNATION OF DRILLSITES AS MORE FULLY SET OUT IN DRILLSITE RELOCATION AGREEMENT BY G.C.C.F. NO. 2005065643. (DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY)
- 8) SUBJECT TO DRAINAGE DITCH NO. 14 BY VOL. 254-A, PG. 62, AND TRANSFERRED TO VOL. 1, PG. 25, G.C.M.R. (DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY)
- 9) SUBJECT TO 80' WIDE DRAINAGE EASEMENT BY VOL. 911, PG. 568, G.C.D.R. AND AS SHOWN ON PLAT OF BENSON'S GULLY BY VOL. 254-A, PG.62 AND TRANSFERRED TO VOL. 1, PG. 25., G.C.M.R. (DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY)
- 10) SUBJECT TO 75' WIDE DRAINAGE EASEMENT BY VOL. 911, PG. 568, G.C.D.R. AND AS SHOWN ON PLAT OF BENSON'S GULLY BY VOL. 254-A, PG.62 AND TRANSFERRED TO VOL. 1, PG. 25., G.C.M.R. (DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY)
- 11) ENGINEERING, ARCHITECTURAL AND JURISDICTIONAL REQUIREMENTS AND GUIDELINES WERE NOT INVESTIGATED, RESEARCHED, OR EXAMINED FOR THIS SITE.
- 12) FENCE LOCATIONS SHOWN HEREON ARE FROM APPROXIMATE CENTER & ARE SUBJECT TO CHANGE DUE TO ENVIRONMENTAL CONDITIONS, WARPING, LEANING, CHANGES FROM RECONSTRUCTION, ETC. FENCES MAY MEANDER BETWEEN
- 13) THIS SURVEY IS NOT FOR FUTURE CONSTRUCTION PURPOSES.

LEGEND

---//--- - WOOD FENCE

*Matthew Kruger* 3/1/13  
*Steve Riley* 3/1/13

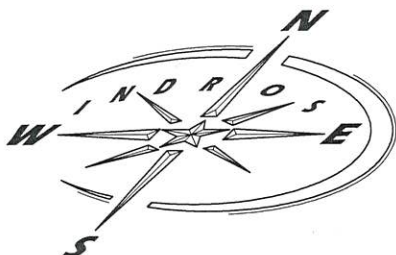
BUYER'S ACKNOWLEDGMENT

LOT 35	BLOCK 2	SECTION 6	SUBDIVISION FINAL PLAT OF VICTORY LAKES		FLOOD NOTE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR GALVESTON COUNTY, TEXAS, MAP NO. 485488 0030E, EFFECTIVE SEPTEMBER 22, 1999, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADED ZONE "X" THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
RECORDATION PLAT RECORD 2007A, MAP NO. 34, G.C.M.R.		COUNTY GALVESTON	STATE TEXAS	SURVEY A-3	
LENDER CO. AMCAP MORTGAGE, LTD.		TITLE CO. CHICAGO TITLE COMPANY		G.F. NO. CTT13619058	
PURCHASER STEVE RILEY AND MATTHEW KRUGER ADDRESS 1537 JAG HOLLOW				JOB NO. 42634	

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FIELD WORK	02-20-13	MO
DRAFTED BY	02-20-13	EO
CHECKED BY	02-20-13	JB
KEY MAP NO.	658 M	

REVISION	
-	-
-	-



I do hereby certify for this transaction only, that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge.

*Matthew Kruger*

**Windrose Land Services, Inc.**  
 3200 Wilcrest Drive, Suite 325  
 Houston, Texas 77042  
 Phone (713) 458-2282 Fax (713) 461-1151

**Professional Development Consultants**  
 Land Surveying, Platting, Project Management, GIS Services

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: \_\_\_\_\_ GF No. \_\_\_\_\_  
Name of Affiant(s): Steven J. Riley, Matthew W. Kruger  
Address of Affiant: 1537 Jag Hollow, League City, TX 77573  
Description of Property: VICTORY LAKES SEC 6 (2007) ABST 3, BLOCK 2, LOT 35, ACRES 0.296  
County Galveston, Texas  
Date of Survey: 2/20/2013

"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:

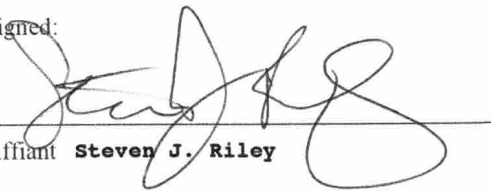
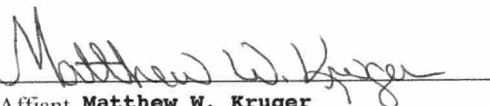
1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
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):

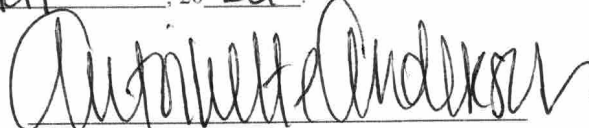
**Concrete was extended (9' deep x 18' wide) adjacent to covered patio.**

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>Affiant <b>Steven J. Riley</b></p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: </p> <p>Affiant <b>Matthew W. Kruger</b></p>
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SWORN AND SUBSCRIBED this 11 day of April, 2021.



Notary Public

