

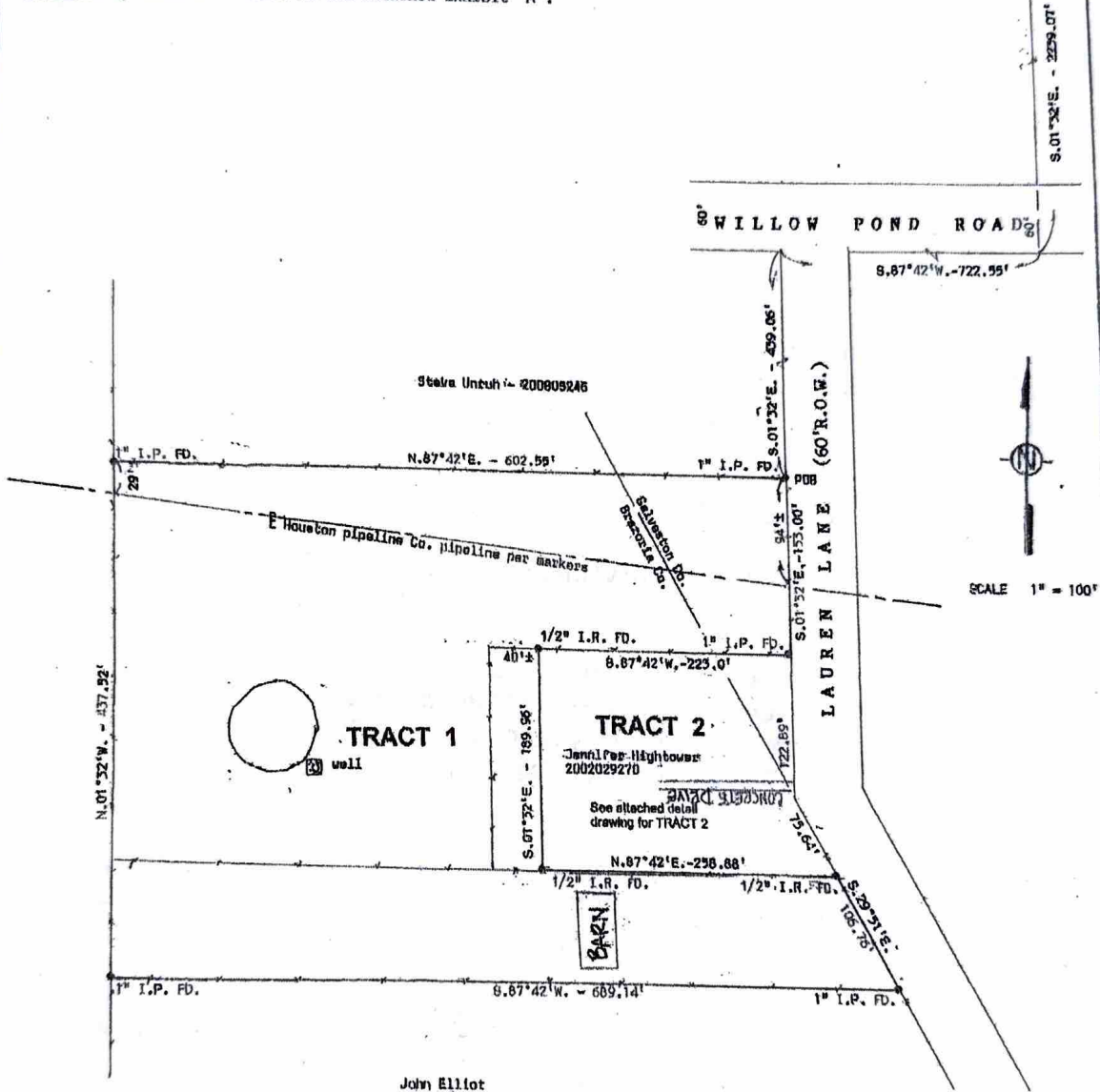
G.P. No. 1203932076 - Buyer: Heath Ryan Duncan

N.W. Corner I. & N. R.R. Co. Survey Bno. 30

N. 87° 42' E. - 2640.0'

PBC

All that certain tract or parcel of land being out of the West 1/2 of the I. & G. N. R. R. Survey, Section 30, being located and situated in Galveston and Brazoria Counties, Texas, and being out of that certain tract of land conveyed to Ross Maxey and wife, Paula S. Maxey, by E. H. Thornton, Jr., et al, by deed dated December 3, 1980, of record in Volumes 3327, Page 66, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on the attached Exhibit "A".



John Elliot

I hereby certify that this is an accurate plat on the above property indicating all improvements thereon which was prepared under my supervision from an actual survey made on the ground on February 14, 2012.

Subject property DOES NOT lie within the 100 year flood plain; Property lies in Zone C according to Map No. 485470 0145 C.



Robert L. Derrick

DERRICK ENGINEERING

(409-925-7221) - 13016 Elizabeth Drive - Santa Fe, Texas 77510
February 14, 2012 - Job No. 6007

EXHIBIT "A" - TRACT 1

All that certain tract or parcel of land being out of the West 1/2 of the I. & G.N.R.R. Survey, Section 30, being located and situated in Galveston and Brazoria Counties, Texas, and being out of that certain tract of land conveyed to Ross Maxey and wife, Paula S. Maxey, by E. H. Thornton, Jr., et al, by deed dated December 3, 1980, of record in Volume 3327, Page 66, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said I. & G.N.R.R. Survey, Section 30;

THENCE North 87 deg. 42 min. East, along and with the North line of said Section 30, a distance of 2640.00 feet to a point for corner;

THENCE South 01 deg. 32 min. East, along a line dividing said Section 30 into the East 1/2 and the West 1/2 1643.57 feet pass the Northeast corner of said Maxey tract, at 2179.07 feet pass the North line of Willow Pond Road, a sixty foot right-of-way, in all a total distance of 2239.07 feet to a point in the South line of said sixty foot (60.00') public road (Willow Pond Road);

THENCE South 87 deg. 42 min. West, along and with the South line of said sixty foot (60.00') public road (Willow Pond Road), a distance of 722.55 feet to a point for corner at the West line of a sixty foot (60.00') public road (Lauren Lane);

THENCE South 01 deg. 32 min. East, along and with the West line of said Lauren Lane, a distance of 439.06 feet to a 1" iron pipe found at the POINT OF BEGINNING of the herein described tract;

THENCE South 01 deg. 32 min. East, along the West line of said Lauren Lane, a distance of 153.00 feet to a 1" iron pipe found for corner;

THENCE South 87 deg. 42 min West, a distance of 223.0 feet to a 1/2" iron rod found for corner;

THENCE South 01 deg. 32 min. East, a distance of 189.96 feet to a 1/2" iron rod found for corner;

THENCE North 87 deg. 42 min. East, a distance of 258.88 feet to a 1/2" iron rod found for corner on the West line of said Lauren Lane and on the Galveston-Brazoria County line;

TRACT 1

THENCE South 29 deg. 51 min East, along the West line of said Lauren Lane and said County Line, a distance of 106.76 feet to a 1" iron pipe found for corner;

THENCE South 87 deg. 42 min. West, a distance of 689.14 feet to a 1" iron pipe found for corner on the West line of said Maxey tract;

THENCE North 01 deg. 32 min. West, along the West line of said Maxey tract, a distance of 437.52 feet to a 1" iron pipe found for corner;

THENCE North 87 deg. 42 min. East, a distance of 602.55 feet to the POINT OF BEGINNING, and containing 5.21 acres of land, more or less.

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EXHIBIT "A" - TRACT 2

All that certain tract or parcel of land being out of the West 1/2 of the I. & G.N.R.R. Survey, Section 30, being located and situated in Galveston and Brazoria Counties, Texas, and being out of that certain tract of land conveyed to Ross Maxey and wife, Paula S. Maxey, by E. H. Thornton, Jr., et al, by deed dated December 3, 1980, of record in Volume 3327, Page 66, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said I. & G.N.R.R. Survey, Section 30;

THENCE North 87 deg. 42 min. East, along and with the North line of said Section 30, a distance of 2640.00 feet to a point for corner;

THENCE South 01 deg. 32 min. East, along a line dividing said Section 30 into the East 1/2 and the West 1/2 1643.57 feet pass the Northeast corner of said Maxey tract, at 2179.07 feet pass the North line of Willow Pond Road, a sixty foot right-of-way, in all a total distance of 2239.07 feet to a point in the South line of said sixty foot (60.00') public road (Willow Pond Road);

THENCE South 87 deg. 42 min. West, along and with the South line of said sixty foot (60.00') public road (Willow Pond Road), a distance of 722.55 feet to a point for corner at the West line of a sixty foot (60.00') public road (Lauren Lane);

THENCE South 01 deg. 32 min. East, along and with the West line of said Lauren Lane, a distance of 592.06 feet to a 1" iron pipe found at the POINT OF BEGINNING of the herein described tract;

THENCE continuing South 01 deg. 32 min. East, along the West line of said Lauren Lane, a distance of 122.89 feet to a 1/2" iron rod found for corner and angle point;

THENCE South 29 deg. 51 min East, along the West line of said Lauren Lane, a distance of 75.64 feet to a 1/2" iron rod found for corner;

THENCE South 87 deg. 42 min. West, a distance of 258.88 feet to a 1/2" iron rod found for corner;

THENCE North 01 deg. 32 min. West, a distance of 189.96 feet to a 1/2" iron rod found for corner;

TRACT 2

THENCE North 87 deg. 42 min. East, a distance of 223.0 feet to the POINT OF BEGINNING,
and containing 1.00 acres of land, more or less.

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: _____ GF No. _____
Name of Affiant(s): Clayton Tombrella OR Kristene Tombrella OR Lois Rightor
Address of Affiant: 5250 Lauren Ln. Alvin, TX 77511
Description of Property: 5250 Lauren Ln, Alvin, TX 77511
County Brazoria, Texas
Date of Survey: _____

"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, 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, replatting, 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):

Fences around the pool were moved to increase pool space.
Gate access was added to the pasture to ease animal loading and unloading.
Pergola has been removed.
Concrete was added to the shop and the horse stalls were removed. Also added electrical, fans,
Brand new Rolling Gate was installed with a key pad
Attached garage, sheetrocked and Painted, added Kitchen, Bathroom
Walk in closet and Bedroom for mother in law Quarters

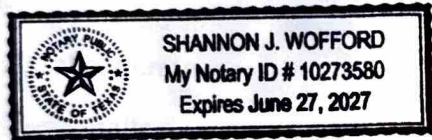
50 Amp RV
plugs

- 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: <i>Kristen Donnell</i></p> <p><input type="text"/></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><input type="text"/></p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 22nd day of January, 2026.



Shannon J. Wofford
Notary Public