



2024 Nogalas Lane

Lot Eleven (11), in Block Two (2), of FINAL PLAT OF MAR BELLA, SECTION 11-B, a Subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded in Plat Record 2014A, Map Number 110 of the Map Records of Galveston County, Texas.

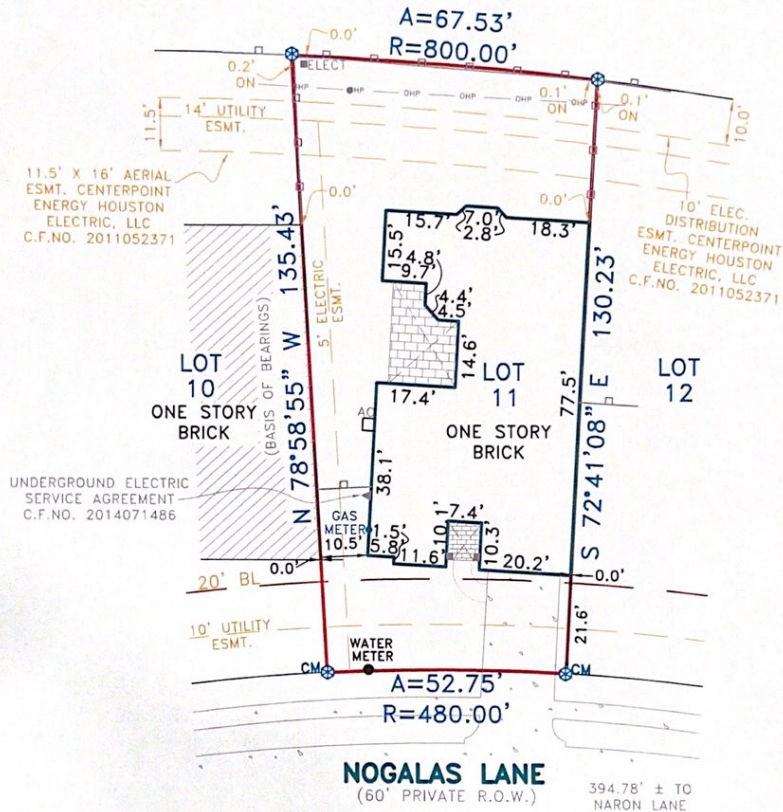


LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- ▭ IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- ▭ EDGE OF ASPHALT
- ▭ EDGE OF GRAVEL
- ▭ CONCRETE
- ▭ COVERED AREA
- ▭ BRICK
- ▭ STONE



CITY OF LEAGUE CITY, TEXAS
C.F.NO. 2007020539



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN PLAT RECORD 2014A, NO(S). 110 & 111, CF# 2004009421, 2005012338, 2006079326, 2006079335, 2006079336, 2007067507, 2008000997, 2008040714, 2008059487, 2009067840, 2010060402, 2011009664, 2011017321, 2011017322, 2011017323, 2011017324, 2011064673, 2011064674, 2013050202, 2014016259, 2014019055, 2014057515, 2014057516, 2014057517, 2014057518, 2015007378

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
CF# 2015009904

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48167C0044G, this property does lie in Zone X-500 year and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Global American Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: R/J/Larry

Scale: 1" = 30'

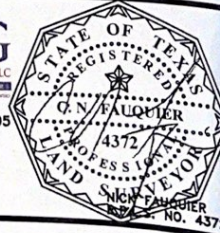
Date: 11-15-19

GF No.: MS-48106FTG

Job No. 1922842



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Accepted by: _____
Date: _____
Purchaser
Purchaser

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: 05/23/2026 GF No. _____

Declarant: Andrew Warren, Sarah Warren

Description of Property: 2024 Nogalas Ln, League City, TX 77573

County Galveston, 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.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant 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 the 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 Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and 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 Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
- 7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Andrew Warren</u>.</p> <p>My date of birth is <u>05/12/1994</u>.</p> <p>and my address is <u>8532 Freestone Dr.</u> <u>Bullard, TX 75757</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Smith</u> County, State of <u>Texas</u>, on the <u>26</u> day of <u>May</u>, <u>2026</u>.</p> <p>Signed: <u>Andrew Warren</u> <u>05/26/2026</u> Declarant</p>	<p>My name is <u>Sarah Warren</u>.</p> <p>My date of birth is <u>04/03/1994</u>.</p> <p>and my address is <u>8532 Freestone Dr.</u> <u>Bullard, TX 75757</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Smith</u> County, State of <u>Texas</u>, on the <u>26</u> day of <u>May</u>, <u>2026</u>.</p> <p>Signed: <u>Sarah Warren</u> <u>05/26/2026</u> Declarant</p>
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