

**1.79 Acres (77,888 Square Feet)**  
**James Haggard Survey, Abstract Number 118**  
**Galveston County, Texas**

**BEING** a 1.79 acres (77,888 Sq. Ft.) tract of land situated in the James Haggard Survey,

A-118, Galveston County, Texas; described in deed of record under Clerk's File No. 2017063395, Deed Records, Galveston County, Texas (D.R.G.C.T.); being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found in the north right-of-way line of Shirley Lane (60 feet wide) marking the southeast corner of that tract conveyed to Laura A. Wilks by deed of record under Clerk's File No. 2011058796, D.R.G.C.T. and marking the southwest corner of the herein described tract;

**THENCE, NORTH**, 300.00 feet with the east line of said Wilks tract to the northwest corner of the herein described tract, from which a fence post found bears S74°E, 0.8 feet;

**THENCE, S 89°55'24" E**, 260.00 feet with the south line of that called Part of Outlot 86 conveyed to Jolene Hall and Kenneth Young to a 1/2-inch iron rod found marking the northeast corner of the herein described tract;

**THENCE, S 00°05'07" E**, 300.00 feet with the west line of that called 39,000.00 Sq. Ft. tract conveyed to Hector Perez and Kristen Perez by deed of record under Clerk's File No. 2018016784, D.R.G.C.T. to a 1/2-inch iron rod found in the north R.O.W. line of the aforementioned Shirley Lane marking the southeast corner of the herein described tract;

**THENCE, WEST**, 260.00 feet with the north R.O.W. line of said Shirley Lane to the **POINT OF BEGINNING** and **CONTAINING 1.79 acres** (77,888 Sq. Ft.) of land.

**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- X — WIRE FENCE
- ● — CHAINLINK FENCE
- E — OVERHEAD ELECTRIC
- DEEDED LOT LINE
- FOUND IRON ROD
- FENCE POST
- ⊙ POWER POLE
- ⊙ GAS METER
- CM CONTROL MONUMENT

**SURVEYOR'S NOTE(S):**  
 THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. DR-P-21-401E ISSUED ON 10/22/21.

**FLOOD INFORMATION**  
 FIRM: 48167C PANEL: 0240 G  
 REV. DATE: 08/15/2019  
 ZONE: "X"

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 THE F.I.R.M.'S ACCURACY.

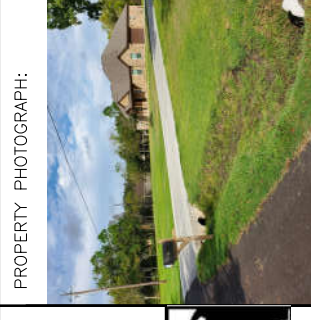
I, **RODRIC R. REESE**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **PRIORITY ONE TITLE**

and that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: **BEING A 1.79 ACRES PARCEL OF LAND** recorded in Clerk's File **2017063395**, of the Map/Deed and Plat Records of **GALVESTON** County, Texas, located in the **JAMES HAGGARD SURVEY, A-118**

Borrower: **BROOKE ASHELY WILSON**  
 Address: **11208 SHIRLEY LN., SANTA FE, TX 77510** GF No. **DR-P-21-401E**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 10, PAGE 21, MAP AND/OR PLAT RECORDS, GALVESTON COUNTY, TEXAS VOLUME 2392, PAGE 606, DEED RECORDS, GALVESTON COUNTY, TEXAS



**Overland Consortium Inc. Surveyors**

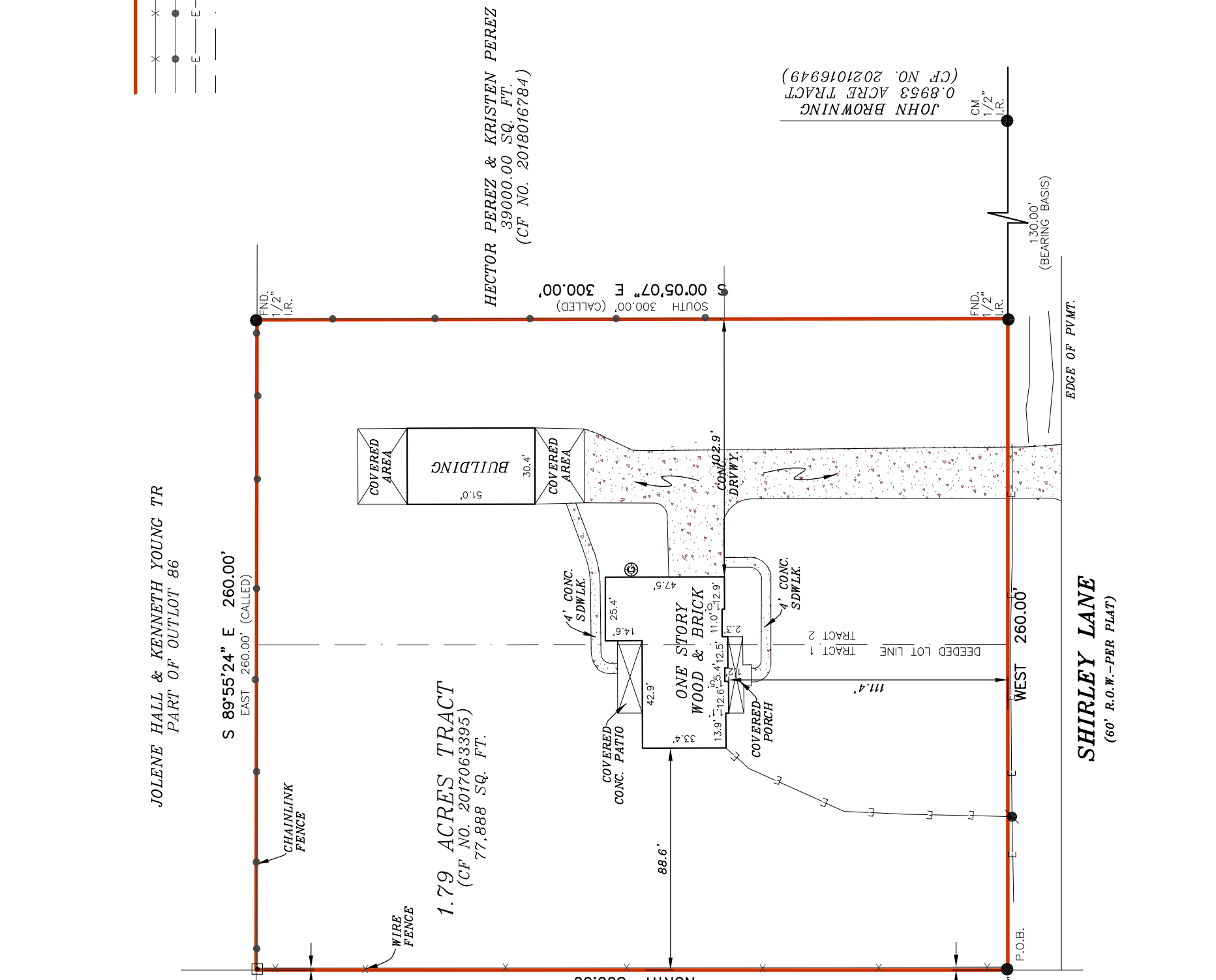
Tel: 281-940-8869 Fax: 281-207-6476

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

**JAMES PATRICK MAGYAR**  
 S. 328.3' OF N. 335.1'  
 OF E. 135' OF OUTLOT 122  
 (CF NO. 2017068070)

**LAURA A. WILKS**  
 N. 3.4' OF E. 135' OF LOT 121 &  
 S. 324.9' OF E. 135' OF LOT 122  
 (CF NO. 2011058796)

**JOHN BROWNING**  
 0.8953 ACRE TRACT  
 (CF NO. 2021016949)

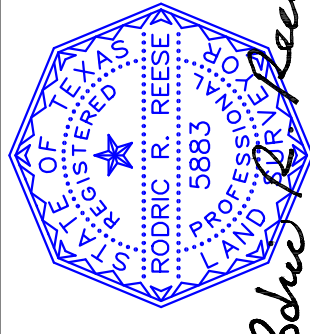


**GRAPHIC SCALE**



**LAND TITLE SURVEY**

JOB NO.:	2110029666	NO.	REVISION	DATE
DATE:	10/27/21			
DRAWN BY:	IK			
APPROVED BY:	RRR			



*Rodric R. Reese*

FIRM REGISTRATION NO. 10190700  
 THIS SURVEY IS CONTRACTED TO RODRIC R. REESE, RPLS  
 PHONE NUMBER 713-647-1515

RODRIC R. REESE, R.P.L.S.  
 Registered Professional Land Surveyor  
 Registration No. 5883

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# Overland Surveyors

Consortium Inc.

Firm No 10190700

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**Galveston County, Texas**

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**THENCE**, WEST, 260.00 feet with the north R.O.W. line of said Shirley Lane to the **POINT OF BEGINNING and CONTAINING** 1.79 acres (77,888 Sq. Ft.) of land.

This metes and bounds description was made in conjunction with a survey plat.

*Rodric R. Reese*

Rodric R. Reese

Overland Surveyor's Consortium, Inc.

October 28, 2021

Job Number 2002019236



**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: 06/07/2026 GF No. \_\_\_\_\_  
Declarant: Brooke Ashley Wilson  
Description of Property: 11208 Shirley Ln, Santa Fe, TX 77510  
County Galveston, Texas  
Date of Survey: 10/07/2021

"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):

*BAW* Added a fence in the backyard

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>Brooke Wilson</u>.</p> <p>My date of birth is <u>01/06/1984</u>.</p> <p>and my address is <u>11208 Shirley Lane</u> <u>Santa Fe Tx 77510</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Galveston</u> County, State of <u>Texas</u>, on the <u>7</u> day of <u>June</u>, <u>2026</u>.</p> <p>Signed: <u>Brooke Ashley Wilson</u> <u>06/07/2026</u> Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____ _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed: _____ Declarant</p>
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