



**ABBREVIATIONS:**

B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
COV'D	COVERED
EM	ELECTRIC METER
FND	FOUND
G.C.C.F.	GALVESTON COUNTY CLERK'S FILE
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
GM	GAS METER
IP	IRON PIPE
IR	IRON ROD
PTP	PINCHED TOP PIPE
P.L.	PROPERTY LINE
R.O.W.	RIGHT-OF-WAY
S/W	SIDEWALK
TPED	TELEPHONE PEDESTAL
UP	UTILITY POLE
WM	WATER METER

**LEGEND OF SYMBOLS:**

— // —	WOOD FENCE (WDF)
— E —	OVERHEAD ELECTRIC

**NOTES:**

- 1.) This survey reflects boundary and easement information as per a title commitment issued by Chicago Title Title Insurance Company, G.F. No. CTT25787255, dated 9/21/25. No additional research regarding the existence of easements or restrictions of record has been performed by Boundary One, LLC.
- 2.) This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within 6 months from the date on said survey.
- 3.) This tract lies in Zone "AE", designated as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% (100-year) Annual Chance Flood" and in Floodway Areas of Zone "AE", as per the National Flood Insurance Program FIRM Community Panel Number 485468-0012-G, latest available published revision dated August 15, 2019. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- 4.) Future development of this tract is subject to the developmental and platting regulations of the City of Friendswood.
- 5.) Bearings are grid and oriented to the Texas State Plane Coordinate System of 1983, South Central Zone 4204, NAD83 (NA2011).
- 6.) Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
- 7.) Underground utilities were not located during the course of this survey. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
- 8.) Fences as shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.

**0.697 ACRE**  
**(30,344 SQ. FT.)**

JOHN H. SYKES  
G.C.C.F. NO. 9500560

1 STORY BRICK  
PROPERTY ADDRESS:  
1107 MYRTLEWOOD DR.  
FRIENDSWOOD, TX 77546

**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	51.85'	23.83'	23.62'	S 54°46'25" W

To: John H. Sykes;  
Stanley A. and Sandra S. Davis;  
Chicago Title Insurance Company

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on April 9, 2025, and that said survey substantially complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition III Land Title Survey.

*Christian Offenburger*  
Christian Offenburger  
Registered Professional  
Land Surveyor  
Texas Registration No. 5489



**A LAND TITLE SURVEY OF 0.697 ACRE OF  
LAND BEING ALL OF LOT 4, BLOCK 10  
LONGWOOD PARK SEC. 1  
PLAT RECORD 5, MAP NO. 7 G.C.M.R.  
GALVESTON COUNTY, TEXAS**

 <b>boundary one</b> professional surveyors <small>T.B.P.E.L.S. Firm Registration No. 10084800 150 West Shadowbend Avenue, Suite 304 Friendswood, TX 77546 Office (281) 648-3131 Fax (281) 648-3737 www.boundaryone.com</small>	TITLE CO:	CHICAGO	
	GF NO:	CTT25787255	
	PURCHASER:	DAVIS	
	JOB NO:	1851-2513-616Q	
	DATE:	4/9/25	UPDATE: 10/14/25
	DRAWN BY:	CW/ATS	
	CHECKED BY:	CVO	
SCALE:	1" = 30'		

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 06/12/2026 GF No.
Name of Affiant(s): Stanley A Davis & Sandra S Davis
Address of Affiant: 1107 Myrtlewood Drive, Friendswood, TX 77546
Description of Property: Lot 4 Block 10 Longwood Park
County Galveston, Texas
Date of Survey: 04/09/25

"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, 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><u>Stanley A. Dai</u></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><u>Sandra S. Davis</u></p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 15<sup>th</sup> day of June, 2026.

Rainey S. Mauser  
Notary Public

