LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT

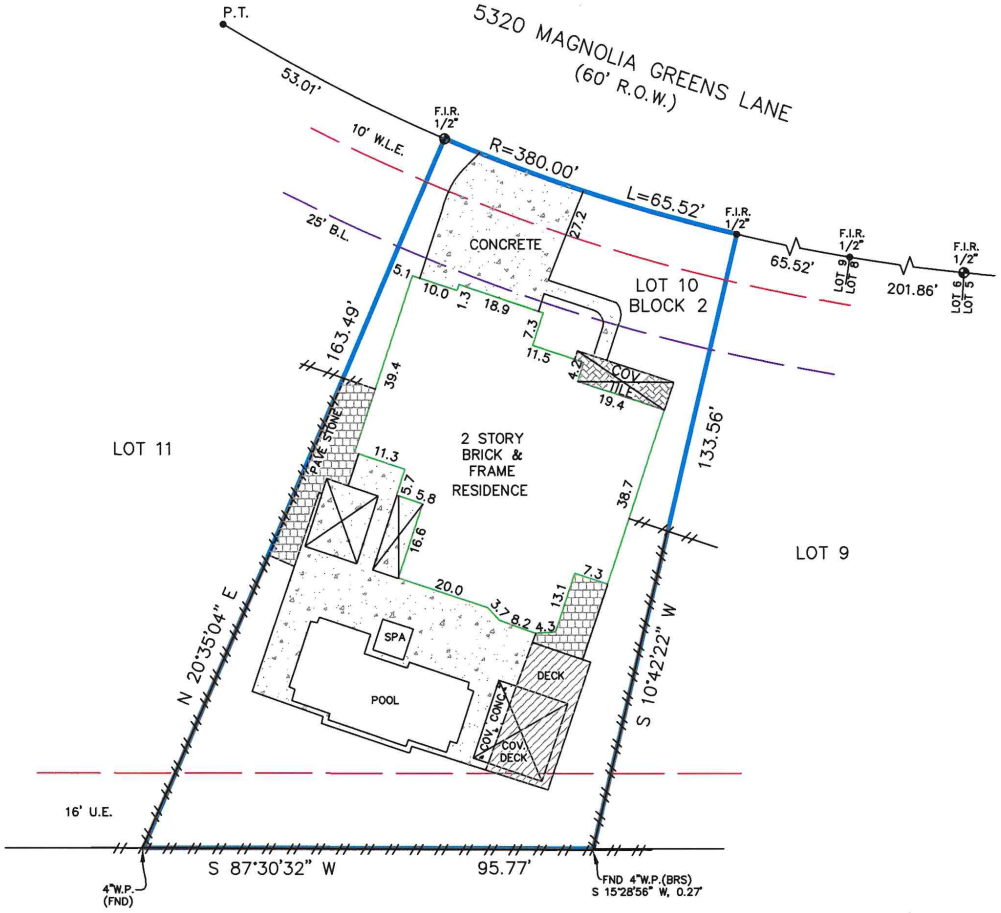
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.P. = WOODEN POST
M.P. = METAL POST
C.F.# = CLERK'S FILE NUMBER
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
BRS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
S.F.N.F. = SEARCHED FOR, NOT FOUND
U.T.S. = UNABLE TO SET

CONTROL MONUMENT
= PROPERTY LINE
= EASEMENT LINE
= BUILDING SETBACK LINE
= BUILDING WALL

= WOODEN FENCE
= CHAIN LINK FENCE
= METAL FENCE
= WIRE FENCE
= VINYL FENCE

SCALE 1"=30'



MARTRON LLC
I & GN RR SUR SEC 1, 2 & 3 TR 2 383.898 ACRS UND INT
C.F.#2013000636, G.C.D.R.

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS,UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- RIGHT OF WAY EASEMENT IN FAVOR OF COMMUNITY PUBLIC SERVICE CO. RECORDED IN VOLUME 1755, PAGE 536 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS
- PIPELINE RIGHT-OF-WAY GRANTED TO EXXON PIPELINE COMPANY RECORDED IN VOLUME 1199, PAGE 417; VOLUME 3269, PAGE 881 AND VOLUME 3328, PAGE 23, OF THE OFFICIAL PUBLIC RECORDS, GALVESTON COUNTY, TEXAS (NO VISIBLE EVIDENCE)

LEGAL DESCRIPTION

LOT 10, BLOCK 2, MAGNOLIA CREEK, SECTION ONE, PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 961, OF THE MAP/PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

DAN JAMES FRY

ADDRESS 5320 MAGNOLIA GREENS LANE

STATE OF TEXAS
REGISTERED
TOBY PAUL COUCHMAN
5565
PROFESSIONAL
SURVEYOR

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB #	1710337
DATE	10-24-17
GF#	07-173375SP

PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE- 281-996-1113 FAX - 281-996-0112
EMAIL: orders@prosurv.net
TBPLS FIRM NO.:10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

©2017 PRO-SURV - ALL RIGHTS RESERVED

DigiSign Verified - 0135ce3f-b3b7-4e0e-b91d-666054141f07

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: **10/21/2026** GF No. _____

Declarant: **Dan James Fry, Erge Edgu Fry**

Description of Property: **5320 Magnolia Greens Ln, League City, TX 77573**

County **Galveston**, Texas

Date of Survey: **10/24/2017**

"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.

Created with SkySlope® Forms 825 K Street, Sacramento, CA 95814 | Kimberly K Harding, Call It Closed International Realty, 2435 N Central Expy, Richardson, TX 75080 (833) 242-7007

DigiSign Verified - 0135ce3f-b3b7-4e0e-b91d-666054141f07

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.

My name is Dan Fry. My date of birth is 03/22/1969. and my address is 5320 Magnolia Greens Ln League City, TX 77573. I declare under penalty of perjury that the foregoing is true and correct. Executed in Galveston County, State of Texas, on the 30th day of October, 2026. Signed: Dan James Fry 10/30/2026 Declarant	My name is Erge Edgu-Fry. My date of birth is 12/04/1973. and my address is 5320 Magnolia Green Ln League City, TX 77563. I declare under penalty of perjury that the foregoing is true and correct. Executed in Galveston County, State of Texas, on the 30 day of October, 2026. Signed: Erge Edgu-Fry 10/30/2026 Declarant

Created with SkySlope® Forms 825 K Street, Sacramento, CA 95814 | Kimberly K Harding, Call It Closed International Realty, 2435 N Central Expy, Richardson, TX 75080 (833) 242-7007