

COMMITMENT FOR TITLE INSURANCE T-7

ISSUED BY

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

Effective Date: **July 9, 2025, 8:00 am**

GF No. **GV25107956**

Commitment No. **GV25107956**, issued **July 17, 2025, 8:00 am**

1. The policy or policies to be issued are:
 - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount:
PROPOSED INSURED:
 - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: **\$579,000.00**
PROPOSED INSURED: **TBD**
 - (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount: **\$0.00**
PROPOSED INSURED:
Proposed Borrower: **TBD**
 - (d) TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (e) MORTGAGEE TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (f) OTHER
Policy Amount:
PROPOSED INSURED:
2. The interest in the land covered by this Commitment is: **Fee Simple**
3. Record title to the land on the Effective Date appears to be vested in:

R. Dale Olson and Diane Olson, Co-Trustees, under Declaration of Trust dated March 20, 1986

4. Legal description of land:

Tract 1:

Part of Lot 530, Section 1, TRIMBLE and LINDSEY SURVEY of Galveston Island, in Galveston County, Texas, as more fully described by metes and bounds as follows:

COMMENCING at an old one inch iron pipe set in the Easterly line of Lot 530, Section 1, Trimble and Lindsey Survey, which said one inch iron pipe bears South 25 degrees 00 minutes East, a distance of 695 feet (approximately) from an old two inch iron pipe set near the Northerly shore line of Teichman Point, said old one inch iron pipe is also in the apparent Northerly right-of-way line of a public roadway;

THENCE from said one inch iron pipe. South 25 degrees 00 minutes East, a distance of 25.0 feet to a railroad spike set in the (approximate) centerline of said Public roadway;

THENCE South 70 degrees 54 minutes West, a distance of 531.0 feet and along said centerline of public roadway to an angle point, deflection left;

THENCE South 60 degrees 17 minutes West, a distance of 344.0 feet to a point in the said centerline of public roadway;

THENCE South 21 degrees 49 minutes East, a distance of 20.0 feet to a one inch iron pipe for corner set in the apparent Southerly right-of-way line of a public roadway and the place of beginning;

THENCE continuing along same course South 21 degrees 49 minutes East, a distance of 86.0 feet to a one-half inch iron pipe, for corner, and also being a deflection angle to the right;

THENCE South 14 degrees 14 minutes East, a distance of 108.5 feet, more or less, to a point for corner on the Northerly shore line of Offats Bayou;

THENCE Southwesterly and along the Northerly shore line of Offats Bayou, a distance of 42.3 feet, more or less, to a point for corner;

THENCE North 17 degrees 13 minutes West, a distance of 192 feet, more or less, to a one inch iron pipe for corner and set in the apparent Southerly right-of-way line of said public roadway;

THENCE North 60 degrees 45 minutes East and along said Southerly right-of-way line, a distance of 41.2 feet to the PLACE OF BEGINNING.

Tract 2:

Part of Lot 530, Section One, Trimble & Lindsey Survey of Galveston Island, Galveston County, Texas, and more particularly described as follows:

Beginning at an old one inch iron pipe set in the easterly line of said Lot 530, which one inch iron pipe bears S. 25 degrees 00 min. East a distance of 695 feet (approximately) from an old two inch iron pipe set on the said east line of Lot 530, and is also near the northerly shore line of "Teichman Point", or Galveston West Bay; said old one inch iron pipe is also in the apparent northerly right-of-way line of a public roadway;

Thence, from said old one inch iron pipe, S. 25 deg. 09 min. E., a distance of 25.0 feet to a railroad spike set in the approximate center line of said public roadway;

Thence, S. 70 deg. 54 min. W., a distance of 531.0 feet and along said approximate center line of roadway to an angle point (deflection left);

Thence, S. 60 deg. 17 min. W., a distance of 383.6 feet to a point set in the center line of roadway;

Thence, S. 17 deg. 13 min. E., a distance of 20.0 feet to a point set in the southerly right-of-way line of said public roadway and the place of beginning;

Thence, continuing along the same course of S. 17 deg. 13 min. E., and being the center line of a fifteen foot driveway easement, this line is also parallel to and 7.5 feet perpendicularly distant easterly from the easterly partition line of Parcel 3 (5.74 acres), a distance of 192 feet, more or less, to a point for corner set on the northerly shore line of Offatts Bayou;

Thence, westerly and along the meanders of said northerly shore line of Offatts Bayou, a distance of 42.2 feet to a point for corner;

Thence, N. 18 deg. 54 min. W., a distance of 185 feet, more or less, to a point for corner set in the southerly right-of-way line of said public roadway;

Thence, N. 60 deg. 45 min. E., and along the southerly right-of-way line of public roadway, a distance of 47.6 feet to the place of beginning, together with all of Seller's right, title and interest in and to the easement for driveway over the strip of 7.5 feet adjacent to the above described property on the east reserved in deed of record in Volume 1569, Page 625, in the Office of the County Clerk of Galveston County, Texas.

ArcGIS Web Map

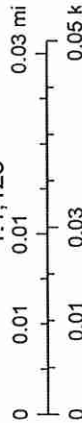


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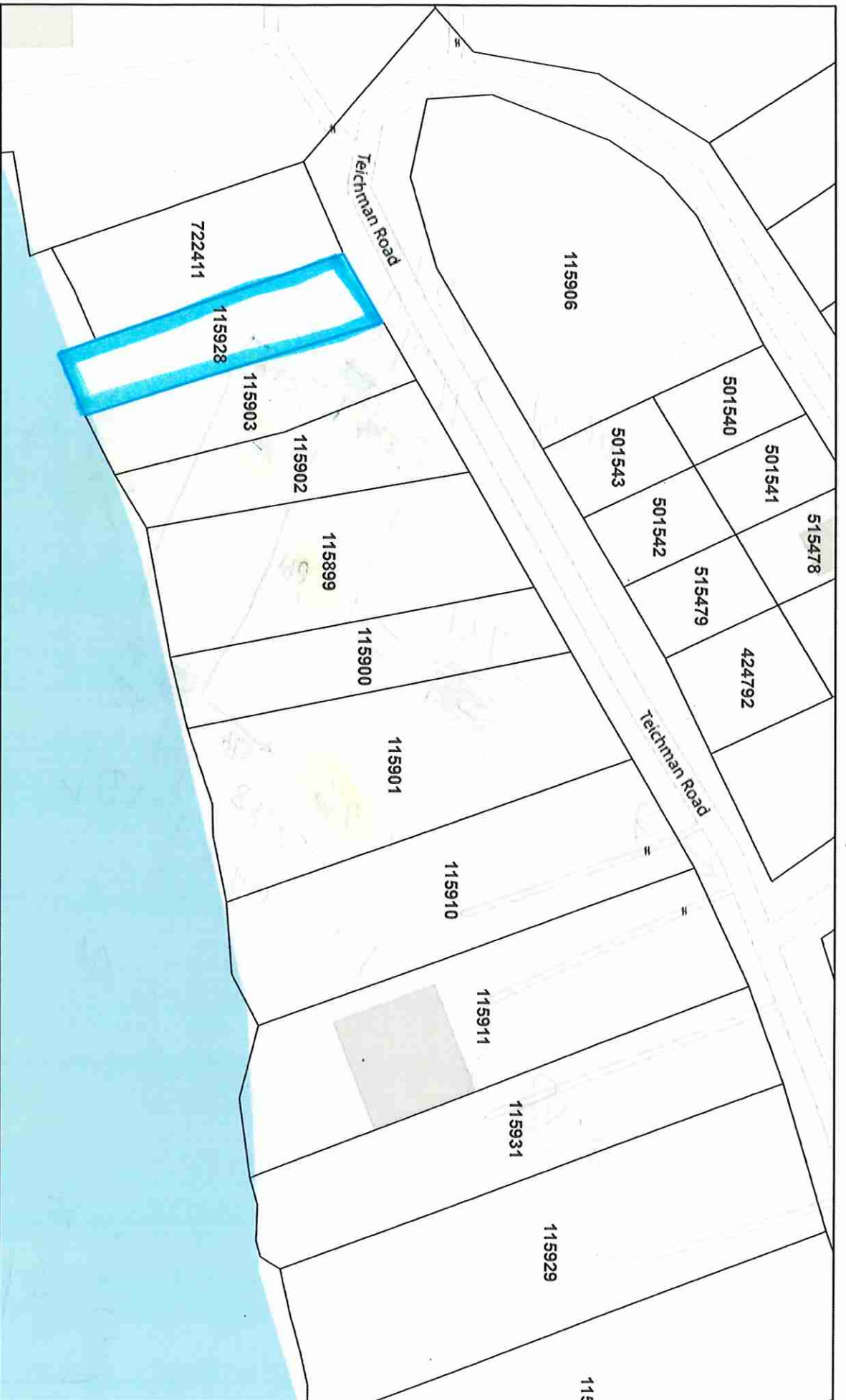
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Map data © OpenStreetMap contributors, CC-BY-SA

ArcGIS Web Map



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