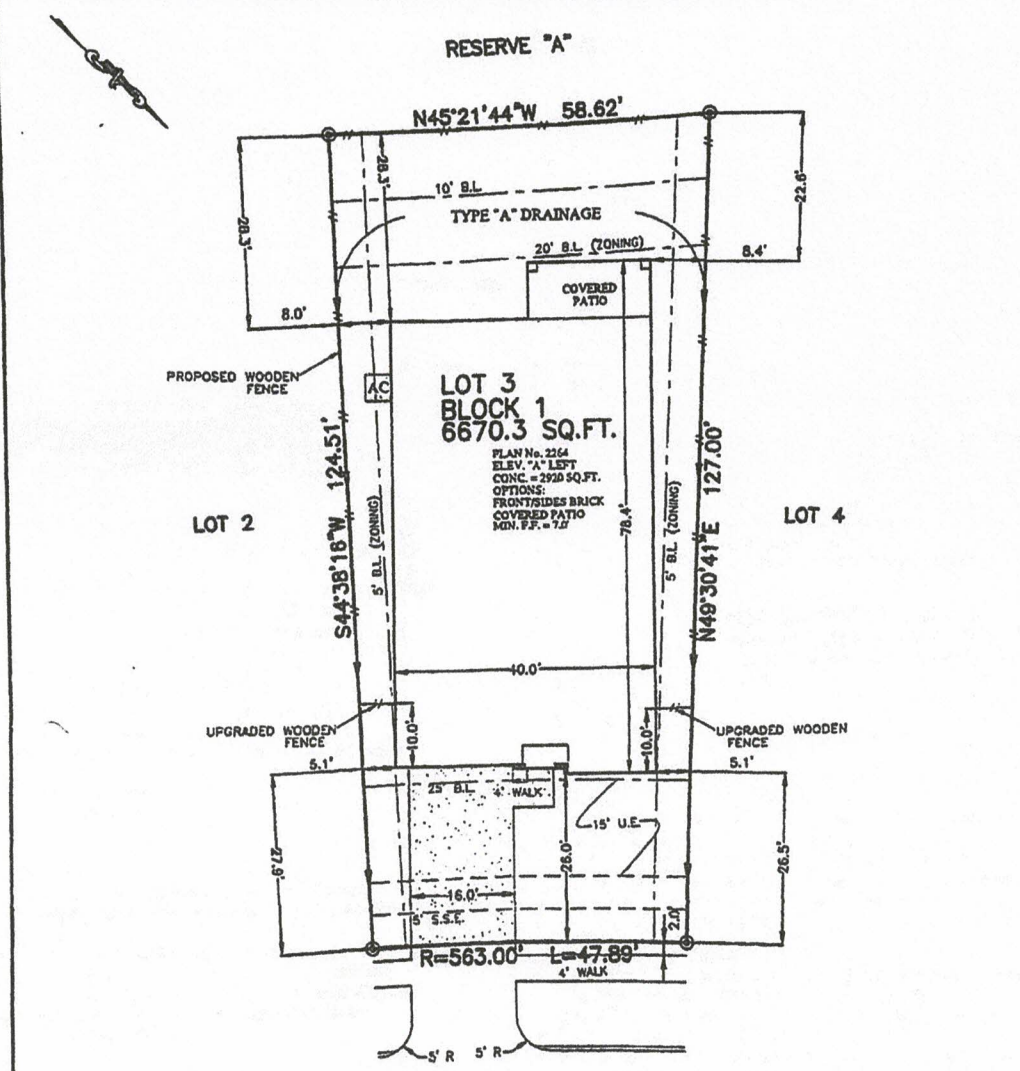




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNSTRUCTURED UTILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(F) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(S) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	ELECTRIC BOX
EASEMENT	B.L.(G) GAR BUILDING LINE	ST.P.L.E. STORM PUMP EASEMENT	A.E. AERIAL EASEMENT	FIBER OPTIC
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	TELEPHONE FEDESTAL
WROUGHT IRON FENCE	B.G.L. BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	GAS METER
CHAIN LINK FENCE	P.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE	CABLE FEDESTAL
OVERHEAD ELECTRIC	EXT. EXTENDED	P.O.E. PRIVATE UTILITY EASEMENT	F.H. FIRE HYDRANT	WATER METER
	PROP. PROPOSED	P.T. PRIVATE LB. IRON ROD	MONUMENT	CLUT ANCHOR
	E.L.V. ELEVATION	P.W. P.W.D.	POWER POLE	MANHOLE & SILEY



12631
BEACON COVE DRIVE (PVT.)
(60' P.A.E./P.U.E.)

PLOT PLAN
SCALE: 1" = 20'

LOT 6670.3 SQ.FT.
SLAB 2920 SQ.FT.
FLATWORK 896 SQ.FT.
SOD 3617 SQ.FT.
LOT COVERAGE: 51.17%

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. FLATWORK AND FENCING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.

FOR: CASTLEROCK COMMUNITIES
ADDRESS: 12631 BEACON COVE DRIVE
ALLPOINTS JOB#: CR177192 BY: AW
G.P.: MF
JOB: CH

LOT 3, BLOCK 1,
LAGO MAR POD 7, SECTION 5,
AMENDING PLAT NO. 1,
PLAT No. 2017051175, MAP RECORDS,
GALVESTON COUNTY, TEXAS



FLOOD ZONE: C
COMMUNITY PANEL:
4855140025C
EFFECTIVE DATE: 5/2/1983
LOMR: DATE:

ISSUE DATE: 5/13/2019
ISSUE DATE: 5/8/2019
ISSUE DATE: 3/26/2019

©2019, ALLPOINTS LAND SURVEY, INC.
All Rights Reserved.

ALLPOINTS LAND SURVEY, INC. - 1515 WHITE ROAD - HOUSTON, TEXAS 77080 - PHONE: 713-468-7707 - T.B.P.L.S. # 10122600

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: _____ GF No. _____

Name of Affiant(s): William Azbill and Eliane Azbill

Address of Affiant: 12631 Beacon Cove Drive, Texas City, TX 77568-1535

Description of Property: 12631 Beacon Cove Drive, Texas City, TX 77568-1535

County Galveston, Texas

"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 sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are 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. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We 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 our actual knowledge and belief, since August 2021 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools 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 encroach on 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. We 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. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

William Azbill
Eliane Azbill

SWORN AND SUBSCRIBED this 23rd day of January, 2023.

Deann Deem
Notary Public

(TXR 1907) 02-01-2010

