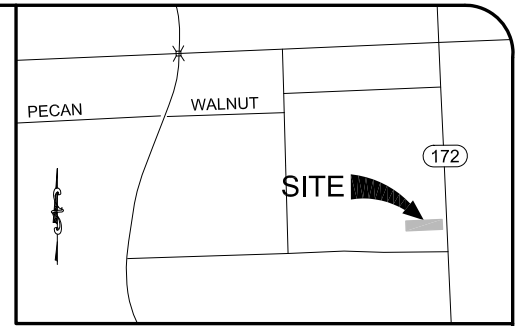
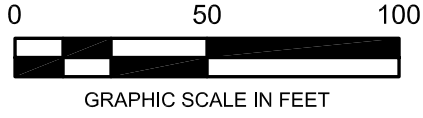


IMPROVEMENT SURVEY

LOT THREE (3), BLOCK ONE (1), BLUEBONNET ACRES, A SUBDIVISION OF PART OF SECTION 6 OF WOLF POINT RANCH SUBDIVISION, IN SAM HOUSTON LEAGUE, IN CALHOUN COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z, PAGE 389, OF THE MAP RECORDS OF CALHOUN COUNTY, TEXAS.



VICINITY MAP



LOT 5

MARITAL PROPERTY AGREEMENT
NICOLE ZARATE NGUYEN
TO
LONG THANH NGUYEN
CALLED 1.00 ACRES
INSTRUMENT NO. 2022-01675
OFFICIAL PUBLIC RECORDS
CALHOUN COUNTY, TEXAS
APR. 20, 2022

BLUEBONNET ACRES
VOLUME Z, PAGE 389
PLAT RECORDS,
CALHOUN COUNTY, TEXAS

B L O C K 1
LOT 3

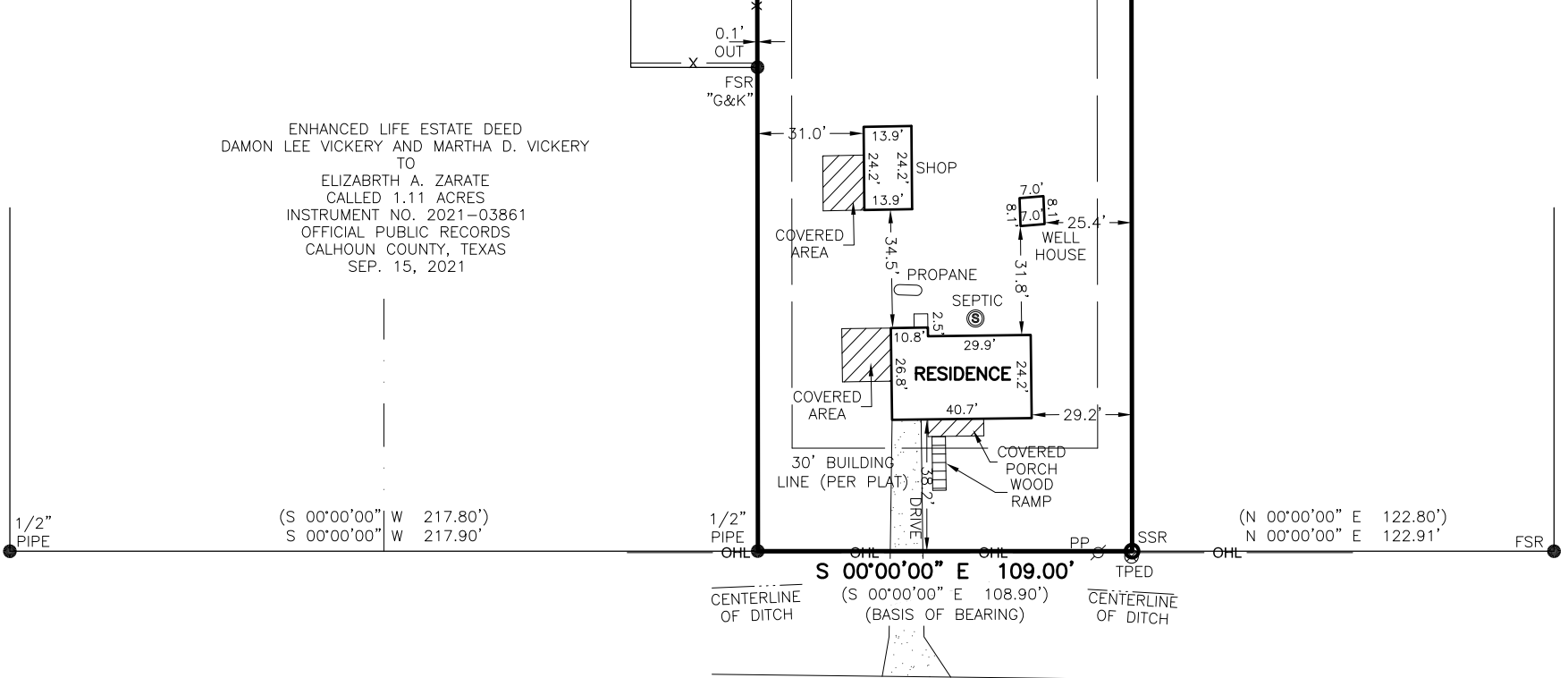
LEGEND

These standard symbols will be found in the drawing.

- SSR ○ SET 5/8" STEEL REBAR WITH "USI" CAP
- FSR ● FOUND 5/8" STEEL REBAR
- TPED ⊗ TELEPHONE PEDESTAL
- PP ○ POWER POLE
- Ⓢ SEPTIC SYSTEM
- BUILDING SETBACK LINE
- X — BARBED WIRE FENCE
- OHL — OVERHEAD LINES
- (N 00°00'00" E 0.00') RECORD BEARING & DISTANCE

ENHANCED LIFE ESTATE DEED
DAMON LEE VICKERY AND MARTHA D. VICKERY
TO
ELIZABRTH A. ZARATE
CALLED 1.11 ACRES
INSTRUMENT NO. 2021-03861
OFFICIAL PUBLIC RECORDS
CALHOUN COUNTY, TEXAS
SEP. 15, 2021

LOT 4




24200 STATE HIGHWAY 172
(100' RIGHT-OF-WAY)

BASIS OF BEARING IS BASED ON PLAT RECORDED IN VOLUME Z, PAGE 389, PLAT RECORDS, CALHOUN COUNTY, TEXAS.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON ON 05/30/2022, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48057C 0100E, MAP REVISED OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

SIGNED:  06/03/2022
URBAN SURVEYING, INC.
BY: MICHAEL K. WILLIAMS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 6616



Note:

The referenced tract is subject to:

1. Record Title Search Performed and Provided by Fidelity National Title Insurance Company, GF No. 223501226.
2. Subject to Restrictive Covenants and/or Easements Recorded in:
Volume Z, Page 389, Plat Records, Calhoun County, Texas. (Shown Hereon)
Volume 263, Page 326, Deed Records, Calhoun County, Texas.



VICTORIA, TEXAS (361) 578-9837 FIRM # 10021100
CUERO, TEXAS (361) 277-9061 FIRM # 10021101
SAN ANTONIO, TEXAS (210) 267-8654 FIRM # 10193843

DRAWN BY: MMB
JOB NO.: S25242.00

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

Date: _____ GF No. _____
 Name of Affiant(s): Bst Investments LLC, Bret Joseph
 Address of Affiant: _____
 Description of Property: 24200 State Highway 172, Port Lavaca, TX 77979
 County: Calhoun, 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 July 1st 2023 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:)

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.



dotloop verified
 08/26/23 9:49 PM CDT
 KIWB-MZIO-MBCV-MBWA

SWORN AND SUBSCRIBED this 26th day of August, 2023.

Notary Public
(TXR 1907) 02-01-2010