

MATAGORDA COUNTY TEXAS

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

INTRACOASTAL WATERWAY SUBDIVISION SECTION "A" BLOCK 1

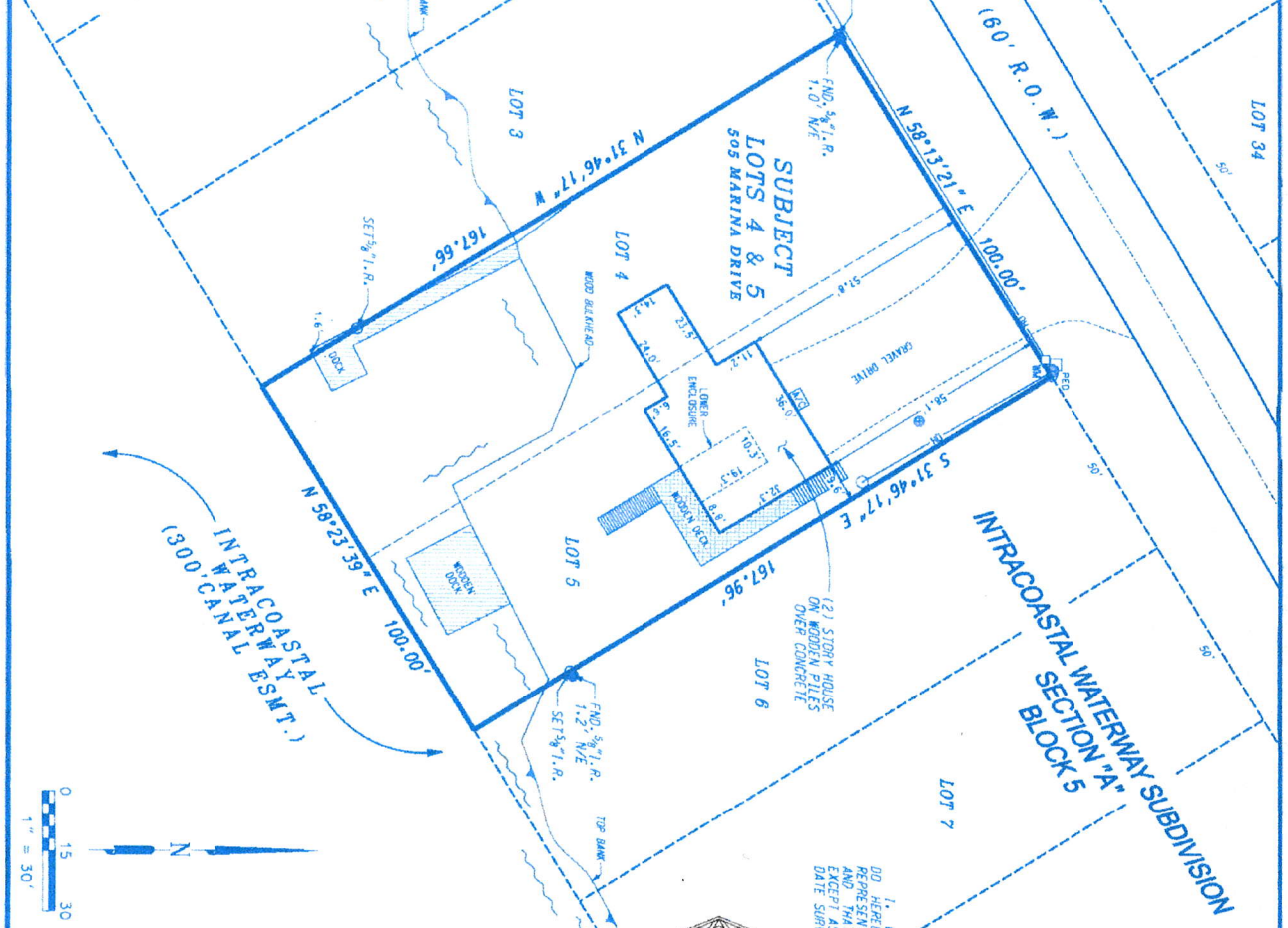
MARINA DRIVE (60' R.O.W.)

INTRACOASTAL WATERWAY SUBDIVISION SECTION "A" BLOCK 5

58  
4-19-2012

- NOTES:
1. ALL BEARINGS ARE BASED RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD 83).
  2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
  3. THIS SUBJECT TRACT OR LAND IS LOCATED WITHIN THE LIMITS OF ZONE "V13" AREA OF 100-YEAR COASTAL FLOOD WITH VELOCITY AND WITH A BASE FLOOD ELEVATION DETERMINED TO BE 5' FEET AND FLOOD WIND DIRECTION OF 160 DEGREES AS SHOWN ON FLOOD INSURANCE RATE MAPS. COMMENTS: FLOOD NUMBER: 45989 0193 OR 01103 MAY 22, 1992.
  4. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY OF HOUSTON, EFFECTIVE DATE: MARCH 22, 2012. ISSUED DATE: MARCH 23, 2012 FOR ALL ITEMS OF RECORD.

- LEGEND
- FOUND IRON PIPE/ROD
  - SET IRON ROD W/ SURVEY CAP "WPD 4467"
  - POWER POLE
  - UTILITY POLE
  - TELEPHONE PEDESTAL
  - WATER METER
  - SEPTIC LID
  - OH— OVERHEAD WIRE
  - E— EDGE OF WATER
  - L— LOT LINE
  - P— PROPERTY LINE



**Doyle & Wachsmietter, Inc.**  
 Surveying and Mapping GPS/GIS  
 131 COMMERCE STREET, SUITE 701, TEXAS 75011  
 OFFICE: 972.353.5022 FAX: 972.353.5944

SURVEY PLAT OF  
**BLOCK 5, LOT 4 & 5**  
 OF THE  
**INTRACOASTAL WATERWAY**  
**SUBDIVISION, SECTION "A"**  
 AS RECORDED IN  
 VOLUME 2, PAGE 76  
 OF THE  
 MATAGORDA COUNTY PLAT RECORDS  
 IN THE  
**WILLIAM BAXTER LEAGUE**  
**ABSTRACT 4**  
 OF  
 MATAGORDA COUNTY, TEXAS  
 FOR  
**SIDNEY A. & CAREN L. CAVANAUGH**  
 GF# SW1203056  
 505 MARINA DRIVE



Wm. PATRICK DOYLE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 4467

1. Wm. PATRICK DOYLE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO NOT REPRODUCE THIS SURVEY AND REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, OR ANY PART THEREOF, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON, DATE SURVEYED: APRIL 13, 2012

WILLIAM BAXTER LEAGUE  
 ABSTRACT 4

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

Date: April 3, 2023 GF No.

Name of Affiant(s): Sid Cavanaugh, Carren Cavanaugh

Address of Affiant: 6605 Crane Road, N Richland Hills, TX 76182

Description of Property: Lot 4&5, Block 5, Intercoastal Waterway, Sargent, Tx County Matagorda, 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 April 3, 2012 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): replaced dock area

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.

Handwritten signature of Carren Cavanaugh

SWORN AND SUBSCRIBED this 19th day of April 2023

Notary Public Marci Tippis (TXR-1907) 02-01-2010

