

TAX CERTIFICATE



CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:

MANOR PROPERTY INVESTMENT LLC
1006 E YAGER LN STE 111
AUSTIN, TX 78753

Legal Description

ABST 179 J SHAW SUR TR 104-1 0.775
ACRES AKA S 204.5 FT OF LOT 23 DOLPHIN
WAVES UNREC SUB

Parcel Address: 800 WEST LN

Legal Acres: .7750

<--- --->

Account Number: 309007

Certificate No: 248643571

Certificate Fee: \$10.00 CREDIT

Print Date: 05/17/2023 10:08:55 AM

Paid Date: 05/17/2023

Issue Date: 05/17/2023

Operator ID: MCBRIDE A

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

MANOR PROPERTY INVESTMENT LLC
1006 E YAGER LN STE 111
AUSTIN, TX 78753

Table with 2 columns: Description and Amount. Rows include 2022 Value (\$810,000), 2022 Levy (\$13,051.48), 2022 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

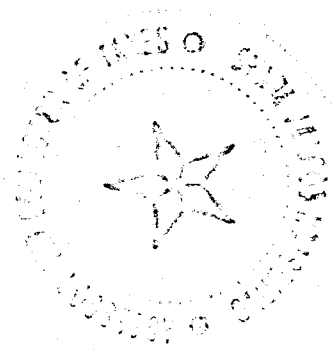
Certified Tax Unit(s):

- 1 GALVESTON CO
2 ROAD & FLOOD
210 GALVESTON ISD
502 ESD #2
601 GALVESTON COLLEGE

Reference (GF) No: N/A

Issued By: Cheryl E. Johnson

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR



FILED AND RECORDED

Instrument Number: 2023024735

Recording Fee: 75.00

Number Of Pages: 3

Filing and Recording Date: 06/01/2023 9:09AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style and is positioned above a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

METES AND BOUNDS DESCRIPTION
33,742 SQUARE FEET (0.775 of one ACRE)
JONES SHAW SURVEY ABSTRACT NUMBER 179
GALVESTON COUNTY, TEXAS

ALL that certain 33,742 square feet (0.775 of one acre) tract of land situated in the Jones Shaw Survey, Abstract Number 179, Galveston County, Texas, and being all of Tract 23-2 of that certain "Application for permission to convey by Metes and Bounds property descriptions, portions of previously platted lots, without revising the Plat" approved by the Galveston County Commissioners' Court on March 5, 2014, Agenda Item No. 12, and of record at Clerk's File Number 2014011360 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.), and further being all of that same tract of land (Tract 23-2) described in a General Warranty Deed to Manor Property Investment LLC, at Clerk's File Number 202201345 of the O.P.R.G.C.T., and being more particularly described by metes and bounds as follows (all bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TXGM REF MON 2" (PID DR8251) (N: 13,703,575.9; E: 3,312,955.72)).

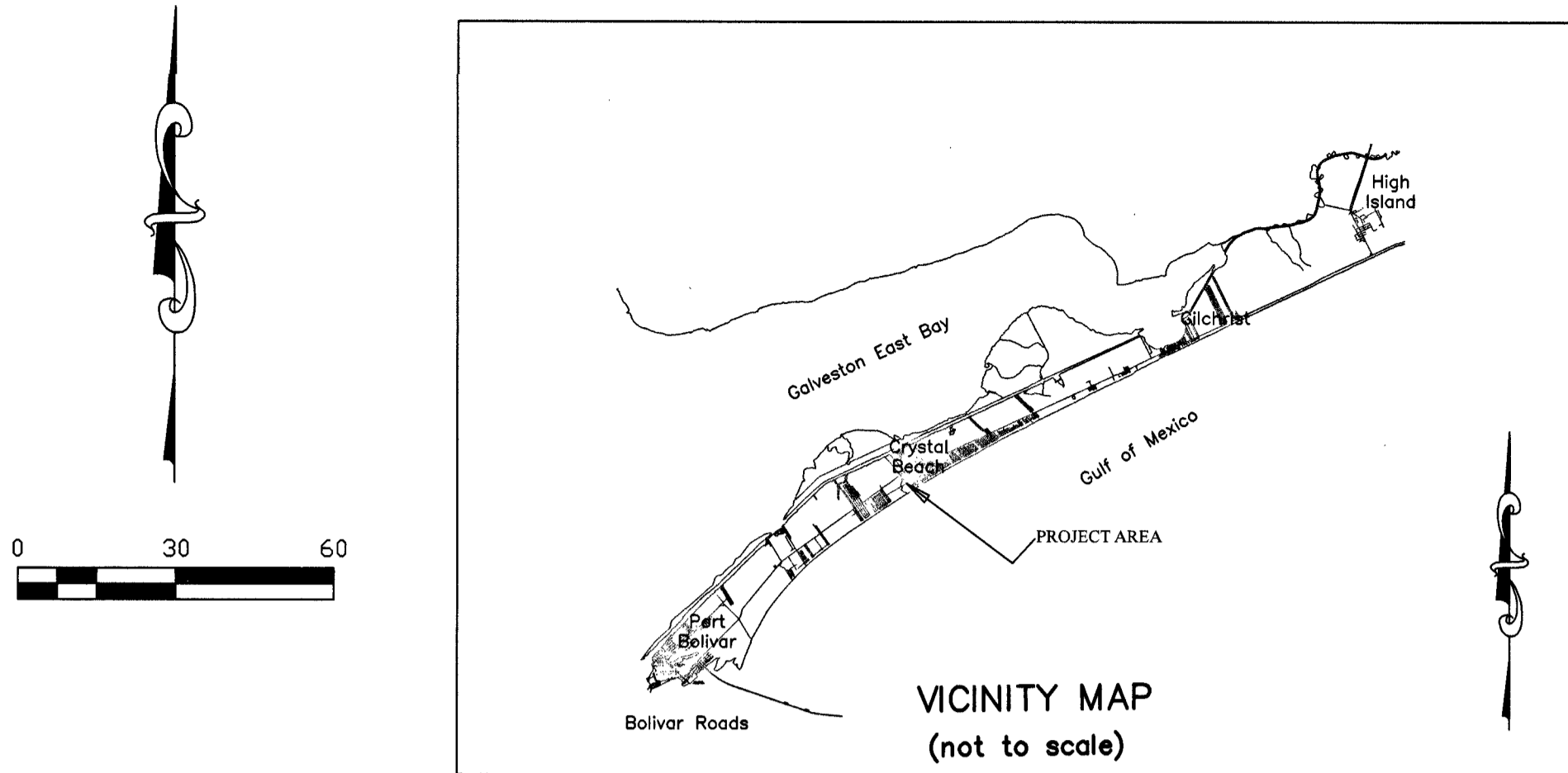
BEGINNING at point in the easterly line of Lot 144 of Cloon Subdivision No. 4, a subdivision of record at Plat Record 6, Map Number 26, of the Galveston County Map Records (G.C.M.R.), and the westerly right-of-way (R.O.W./Easement line of West Lane (50 wide easement, County maintained, nothing of record found) for the west corner of the herein described tract (N: 13,734,825.98; E: 3,353,024.51), and from which the intersection (N:13,736,742.58; E:3,351,519.94) of the westerly R.O.W./Easement line of said West Lane with the southerly R.O.W. line of State Highway Number 87 (SH 87, 120 feet wide) bears North 38 Degrees 07 Minutes 34 Seconds West, a distance of 2,436.62 feet;

THENCE, with the southerly line of Tract 23-1 of said "Application for permission to convey by Metes and Bounds property descriptions, portions of previously platted lots, without revising the Plat", approved by the Galveston County Commissioners' Court on March 5, 2014, Agenda Item No. 12, and of record at Clerk's File Number 2014011360 of the O.P.R.G.C.T. and the northerly line of said Tract 23-2 and the herein described tract, North 51 Degrees 52 Minutes 26 Seconds East, at 50.00 feet pass a 1/2-inch iron rod with plastic cap "Coastal Surveying" and continuing for a total distance of 165.00 feet to an "X" cut at the edge of pavement in the westerly R.O.W. line of Mr. G Street (20 feet wide, Volume 1431, Page 621 of the O.P.R.G.C.T.) for the east corner of said Tract 23-1 and the north corner of said Tract 23-2 and the herein described tract;

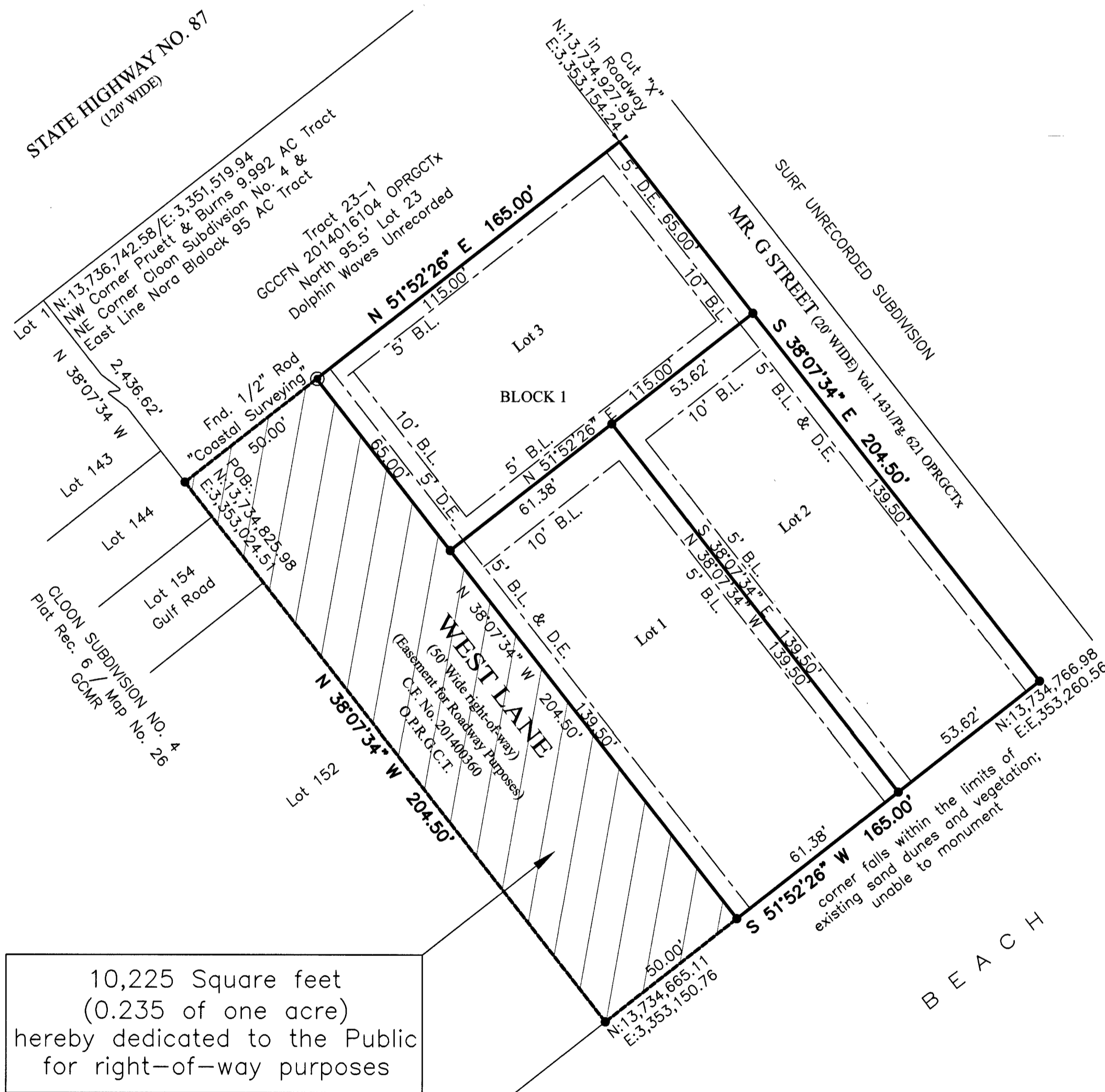
THENCE, with the westerly R.O.W. line of said Mr. G Street and the easterly line of said Tract 23-2 and the herein described tract, South 38 Degrees 07 Minutes 34 Seconds East, a distance of 204.50 feet to the east corner of the herein described tract (corner falls within the limit of existing sand dunes and vegetation; unable to monument);

THENCE, with the southerly line of said Tract 23-2 and the herein described tract, South 51 Degrees 52 Minutes 26 Seconds West, at 115.00 feet pass the easterly (R.O.W./Easement line of said West Lane, and continue, in all, a distance of 165.00 feet to a point in the westerly Easement/R.O.W. line of said West Lane and the easterly line of Lot 152 of said Cloon Subdivision Number 4 for the south corner of the herein described tract;

THENCE, with the easterly line of said Cloon Subdivision Number 4 and westerly Easement/R.O.W. line of said West Lane and the herein described tract, North 38 Degrees 07 Minutes 34 Seconds West, a distance of 204.50 feet to the POINT OF BEGINNING and containing 34,742 square feet (0.775 of one acre) of land.



**JONES SHAW SURVEY
ABSTRACT NO. 179**



10,225 Square feet
(0.235 of one acre)
hereby dedicated to the Public
for right-of-way purposes

AREA TABLE			
LOT	BLOCK	SQ FT	ACRES
1	1	8,562	0.196
2	1	7,480	0.172
3	1	7,475	0.172
West Lane ROW		10,225	0.235
Total		33,742	0.775

GENERAL NOTES:

- 1) According to the FEMA FIRM Community Number 48167C, Panel No. 0309 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 18' and 19' (as measured to the lowest horizontal structural member).
- 2) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TXGM REF MON 2" (PID DR8251) (N: 13,703,575.9; E: 3,312,955.72).
- 3) Benchmark: TXGM REF MON 2 (PID DR 8251), the top of a 9/16-inch stainless steel rod driven into the ground and inside a 6-inch PVC pipe that is 42 feet long filled with grease that is encased in a 5-inch PVC pipe with Logo cap stamped TXGM-RM2 2022 situated at the Bolivar Ferry Visitors Area on the Bolivar Peninsula. Elevation: 4.3 feet, NAVD 1988. (N: 13,703,575.90; E: 3,312,955.72).
- 4) Lots subject to 8' B.L. off of side street, 5' Side B.L. and 32' Beach front B.L. (B.L.=Building Line) unless otherwise noted.
- 5) This plat was prepared with benefit of City Planning Letter: South Land Title; File No: TP2294784, dated September 27, 2022.
 - (a) 50' Roadway (County Maintained) along the southwest property line as shown by Exhibit "A" GCCFN 2014011360 OPRGCTx.
 - (b) Terms, conditions, and stipulations as set forth in that certain instrument GCCFN 2014011360 OPRGCTx.
 - (c) BPSUD Esmt. GCCFN(s) 2014,024816, 2015013060, and 2022016037 OPRGCTx (blanket esmt.).
 - (d) OSSF GCCFN 2011040678 OPRGCTx (blanket esmt.).
 - (e) Right of ingress/egress recorded Vol. 509/Pg. 138 OPRGCTx.

STATE OF TEXAS {} KNOW ALL MEN BY THESE PRESENTS

COUNTY OF GALVESTON {}
I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on
June 1 2023, at 9:09 O'clock, A M., and duly recorded on

June 1 2023, at 9:09 O'clock, A M., in Plat Record Instrument # 1023024735, Galveston County records.

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

DWIGHT D. SULLIVAN, County Clerk,
Galveston County, Texas
By Nide Hines, Deputy

APPROVED FOR FILING, wherein Galveston County assumes no obligation for grading, drainage structures or surfacing of the streets or roads or making any other improvements in said subdivision.

St. A. H.
Mark A. Henry - Acting County Judge
Stephen D. Holmes
Joe Giusti - Commissioner Precinct No. 2

The above subdivision titled Sea Joy as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of May 26 2023.

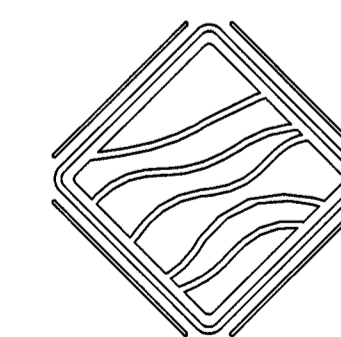
Dwight D. Sullivan, County Clerk
By Brandy Chapman, Deputy

I, Michael C. Shannon, County Engineer of Galveston County, Texas, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office, as adopted by Commissioner's Court.

Michael Hoover
Michael C. Shannon - County Engineer

This is to certify that I, Michael Hoover, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all block corners, angle points, and points of curve are or will be properly marked with permanent monuments and that this plat correctly represents that survey.

Michael Hoover
Michael Hoover
Registered Professional Land Surveyor
Texas Registration No. 5423



**SEACOAST
SURVEYORS**
409-684-6400
975 West Lazy Lane / Crystal Beach, Texas 77650
Mailing: P.O. Box 2579/Crystal Beach Texas 77650
Texas Firm Registration No.: 10194703
www.seacoastsurveyors.com

STATE OF TEXAS {}
COUNTY OF GALVESTON {}
I108 HWY 87 LLC and BRENDA HONGANH LE, hereinafter referred to as Owners of the 33,742 Square Feet (0.775 of one Acre) tract described in the above and foregoing map of SEA JOY, do hereby make and establish said plat and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or five feet six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally and additional ten feet (10' 0") for ten feet (10' 0") back to back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back to back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road, alley or any drainage ditch, either directly or indirectly.

FURTHER Owners do hereby dedicate to the public a strip of land thirty (30') feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes and labeled as Bulkhead Building Line and Wetland Building Line on the attached plat, giving Galveston County or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage ways shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such property abutting shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts and bridges to be provide for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat are always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times.

FURTHER, Owners certify and covenant that they have complied with or will comply with the existing Galveston County regulations heretofore on file with the Galveston County Engineer and adopted by the Commissioner's Court of Galveston County.

FURTHER, the Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

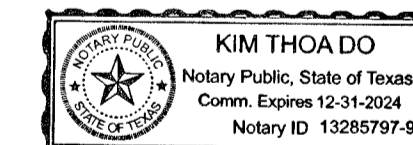
By: Manor Property Investment LLC
By: Brenda Honganh Le
Its: Manager

STATE OF TEXAS {}
COUNTY OF GALVESTON {}

BEFORE ME, the undersigned authority, on this day personally appeared Brenda Honganh Le, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of May 2023.

Kim Thoado
Notary Public in and for the State of Texas



SEA JOY

33,742 Square Feet (0.775 of one Acre)
situated in the Jones Shaw Survey
Abstract Number 179
Galveston, County, Texas

3 LOTS 1 BLOCK

Owner:
Manor Property Investment LLC
Brenda Honganh Le
1006 East Yager Lane
Suite 111
Austin, TX 78753

2023024735