





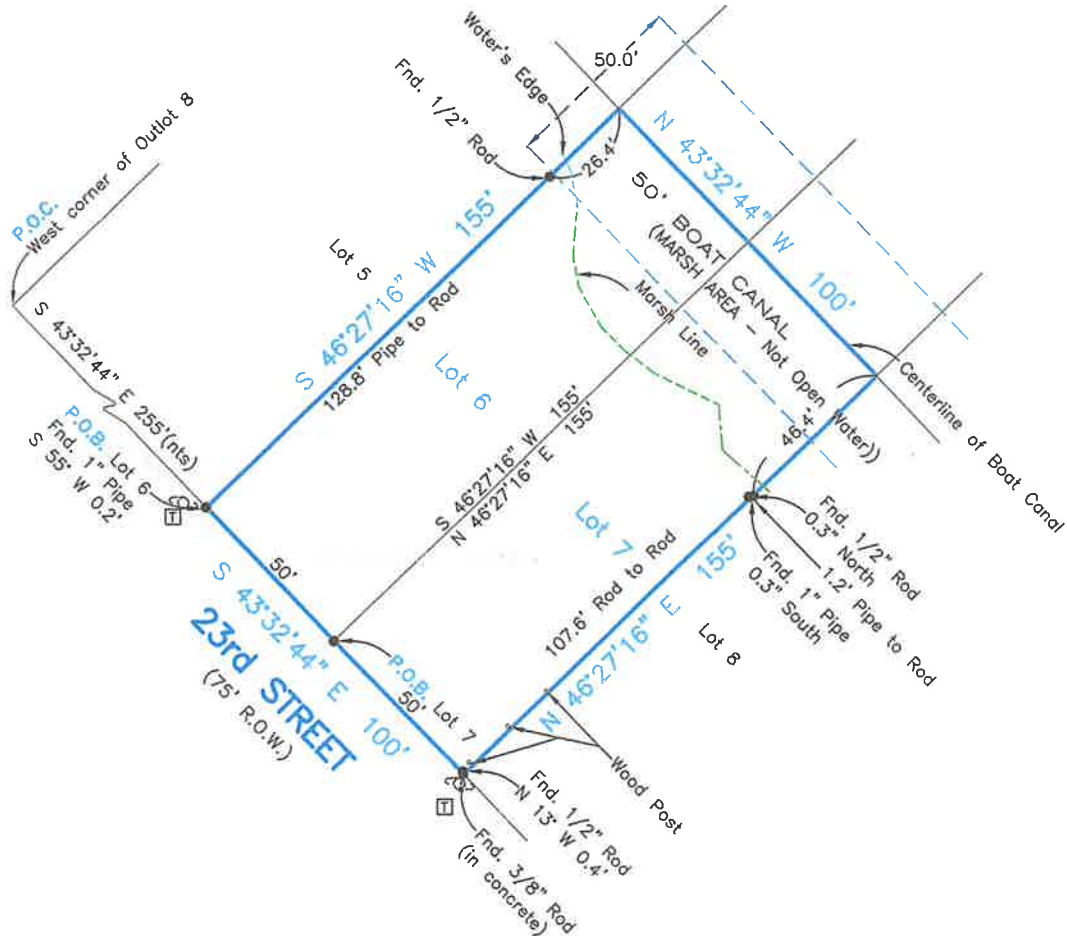


LEGEND	
(nts) Not to Scale	
	Power Pole
	Overhead Power
	Telephone Box
	Marsh Line
	Water's Edge



SCALE: 1" = 40'

23rd Street, Port Bolivar, TX 77650



Survey of Lots Six (6) and Seven (7) of **TY-JAY SUBDIVISION**, an unrecorded subdivision and being all that certain tract or parcel of land out of Outlet Eight (8) in the Town of Port Bolivar, Samuel Parr Survey, Galveston County, Texas, and said Lots Six (6) and Seven (7) being more particularly described by metes and bounds on attached Exhibit "A":

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



Sidney Bouse
Registered Professional
Land Surveyor No. 5287



COASTAL SURVEYING OF TEXAS, INC.
P.O. BOX 2742 (mailing) ph (409) 684-8400
CRYSTAL BEACH, TX 77650 fx (409) 684-6112
975 LAZY LANE WEST, CRYSTAL BEACH
Firm Registration Certificate No. 10026601
SURVEYGALVESTON.COM

NOTES:

- 1) Bearings based on Monumentation of NW corner Lot 8 & SW corner Lot 16.
- 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).

Surveyed without the benefit of a Title Report.

SURVEY DATE	June 04, 2015
FILE No.	7270-0000-0006-000
DRAFTING	ms
JOB No.	15-0439



Exhibit "A"

Being Lots Six (6) and Seven (7) of **TY-JAY SUBDIVISION**, an unrecorded subdivision and being all that certain tract or parcel of land out of Outlot Eight (8) in the Town of Port Bolivar, Samuel Parr Survey, Galveston County, Texas, and said Lots Six (6) and Seven (7) being more particularly described by metes and bounds as follows:

Lot Six (6)

BEGINNING at a point in the Southwest line of said Outlot Eight (8), also being in the Northeast line of 23rd Street, said point being South 43°32'44" East 255 feet from the West corner of said Outlot Eight (8);

THENCE South 43°32'44" East, along and with the Southwest line of said Outlot Eight (8), and the Northeast line of said 23rd Street, a distance of 50 feet;

THENCE North 46°27'16" East, parallel with the Northwest line of said Outlot Eight (8), a distance of 155 feet to the centerline of a 50 foot Boat Canal;

THENCE North 43°32'44" West, along and with the centerline of said Boat Canal and parallel with the Southwest line of said Outlot Eight (8), a distance of 50 feet;

THENCE South 46°27'16" West, parallel with the Northwest line of said Outlot Eight (8), at a distance of 26.4 feet pass a found 1/2 inch rod, continuing for a total distance of 155 feet to the **PLACE OF BEGINNING**, and a 1 inch pipe found S 55° W 0.2 feet.

Lot Seven (7)

BEGINNING at a point in the Southwest line of said Outlot Eight (8), also being in the Northeast line of 23rd Street, said point being South 43°32'44" East 305 feet from the West corner of said Outlot Eight (8);

THENCE South 43°32'44" East, along and with the Southwest line of said Outlot Eight (8), and the Northeast line of said 23rd Street, a distance of 50 feet, a 1/2 inch rod found N 13° W, 0.4 feet and a found 3/8 inch rod in concrete;

THENCE North 46°27'16" East, parallel with the Northwest line of said Outlot Eight (8), at a distance of 107.6 feet pass a 1 inch pipe found 0.3 feet south, continuing for a distance of 1.2 feet pass a 1/2 inch rod found 0.3 feet north, continuing for a total distance of 155 feet to the centerline of a 50 foot Boat Canal;

THENCE North 43°32'44" West, along and with the centerline of said Boat Canal and parallel with the Southwest line of said Outlot Eight (8), a distance of 50 feet;

THENCE South 46°27'16" West, parallel with the Northwest line of said Outlot Eight (8), a distance of 155 feet to the **PLACE OF BEGINNING**.

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

Date: April 27 2023 GF No. _____
Name of Affiant(s): Michael and Debbie Murdock
Address of Affiant: 209 Cherry Blossom, Canton TX 75103
Description of Property: 140e 23rd St, Port Bolivar TX 77650
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 June 4th 2015 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): Home & Deck Built + Storage buildit,

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.

[Signature]
Debbie K. Murdock

SWORN AND SUBSCRIBED this 21 day of April, 2023.

[Signature]
Notary Public
(TXR 1907) 02-01-2010

