

TAX CERTIFICATE



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

**Issued To:**

ASHLEY JAMES EUDELL & DONNA  
221 FORMBY RIDGE ROAD  
STERLINGTON, LA 71280-3301

**Legal Description**

ABST 64 E FRANKS SUR PT OF LOTS 21 & 22  
(21-0-1) GILCHRIST PROLONGATION

**Parcel Address:** 2307 HWY 87

**Legal Acres:** 1.2397

<---

--->

**Account Number:** 177786

**Certificate No:** 248616022

**Certificate Fee:** \$10.00 CREDIT

**Print Date:** 02/07/2023 09:24:55 AM

**Paid Date:** 02/07/2023

**Issue Date:** 02/07/2023

**Operator ID:** BROWN\_CR

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. ALL TAXES ARE PAID IN FULL

**Exemptions:**

**Certified Owner:**

ASHLEY JAMES EUDELL & DONNA  
221 FORMBY RIDGE ROAD  
STERLINGTON, LA 71280-3301

**Certified Tax Unit(s):**

1 GALVESTON CO  
2 ROAD & FLOOD  
213 HIGH ISL ISD  
502 ESD #2

<b>2022 Value:</b>	156,600
<b>2022 Levy:</b>	\$2,613.48
<b>2022 Levy Balance:</b>	\$0.00
<b>Prior Year Levy Balance:</b>	\$0.00
<b>Total Levy Due:</b>	\$0.00
<b>P&amp;I + Attorney Fee:</b>	\$0.00
<b>Total Amount Due:</b>	\$0.00

Reference (GF) No: N/A  
Issued By: *Crystal 118*  
CHERYL E. JOHNSON, PCC  
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR



## FILED AND RECORDED

Instrument Number: 2023005509

Recording Fee: 75.00

Number Of Pages: 3

Filing and Recording Date: 02/07/2023 9:52AM

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.

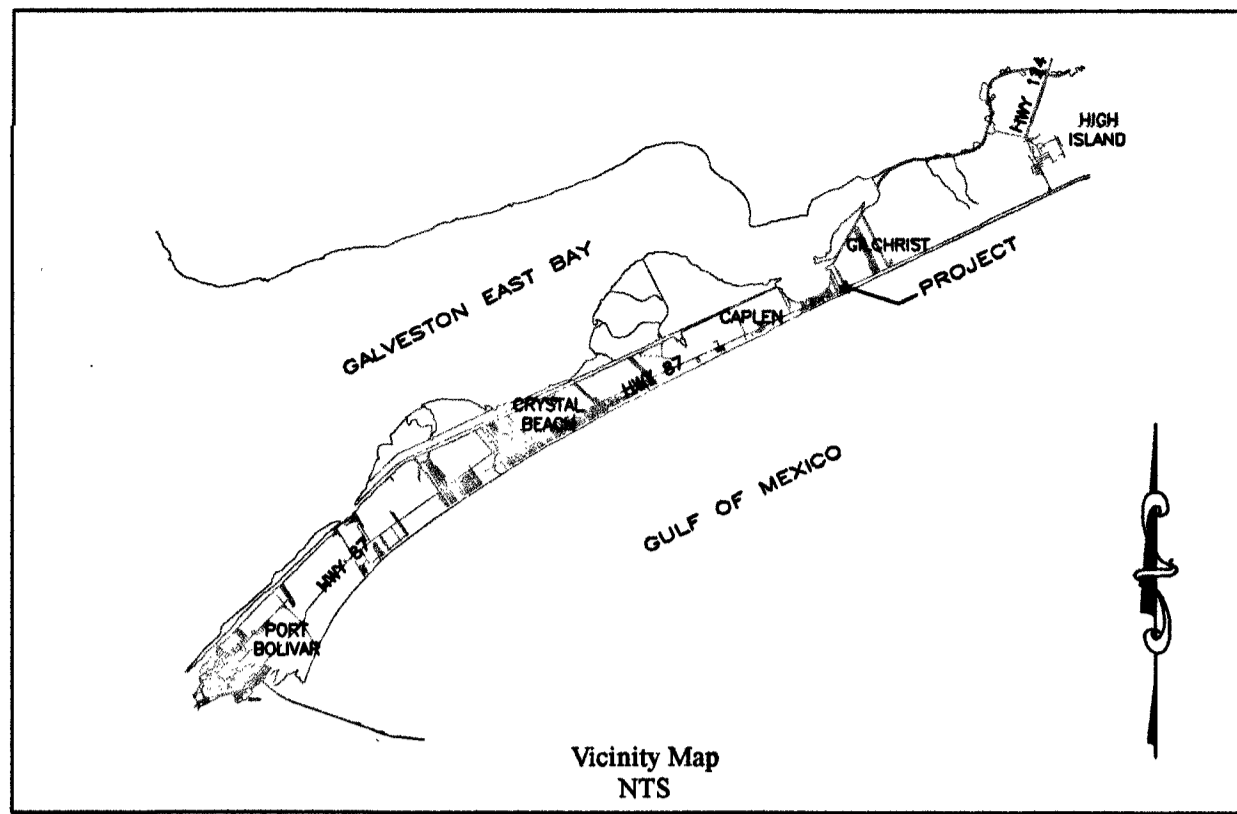


A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style and is positioned above a horizontal line.

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.*



**ELIJAH FRANKS SURVEY  
ABSTRACT NUMBER 64**



METES AND BOUNDS DESCRIPTION  
1.245 ACRES (54,229 SQUARE FEET)  
ELIJAH FRANKS SURVEY  
ABSTRACT NUMBER 64  
GALVESTON COUNTY, TEXAS

All that certain 1.245 Acre (54,229 square feet) tract of land out of the East 150 acres of the Elijah Franks Survey, Abstract Number 64, Galveston County, Texas, and being out of and a part of the Northern Prolongation of Lots 21 and 22 of Gilchrist Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 443, Page 148 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 described in a Warranty Deed with Vendor's Lien to James Udell Ashley and Donna Ashley at Clerk's File Number 2022046136 of the O.P.R.G.C.T., and being more fully described by metes and bounds as follows (all bearings based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are referenced to NGS Mark "HGCS 64" (PID AW6988) (N: 13,744,577.67; E: 3,366,638.74):

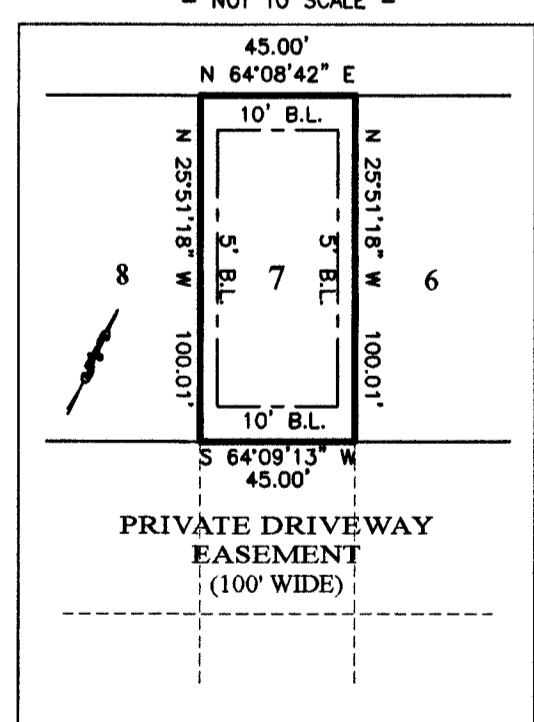
BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Seacoast 5423" set at the intersection of the easterly right-of-way (R.O.W.) line of Block's Slip Road (60 feet wide, Volume 675, Page 283, of the Galveston County Deed Records (G.C.D.R.)) with the northerly R.O.W. line of State Highway Number 87 (SH 87, 100 feet wide) for the south corner of the herein described tract (N:13,762,295.67; E:3,404,356.58), and from which a 5/8 inch iron rod with plastic cap stamped "WELLS 5742" found for reference bears South 40 Degrees 30 Minutes East, a distance of 0.6 feet;

THENCE, with the easterly R.O.W. line of said Block's Slip Road and the westerly line of said Lot 21 and the herein described tract, North 25 Degrees 51 Minutes 18 Seconds West, a distance of 299.73 feet (called 300.00 feet) to a 1/2 inch iron rod with plastic cap stamped "Seacoast 5423" set for the south corner of that certain tract of land described in a General Warranty Deed to Galveston County, Texas, at Clerk's File Number 2010047015 of the O.P.R.G.C.T., and the west corner of the herein described tract (N:13,762,643.90; E:3,404,387.86), and from which a 5/8 inch iron rod with plastic cap stamped "WELLS 5742" found for reference bears North 15 Degrees 17 Minutes East, a distance of 0.7 feet;

THENCE, through and across said Lots 21 and 22, and with the southerly line of said Galveston County tract and the northerly line of the herein described tract, North 65 Degrees 08 Minutes 42 Seconds East, a distance of 180.00 feet to a 1/2-inch iron rod with plastic cap stamped "Seacoast 5423" set in the easterly line of said Lot 22, the westerly line of Lot 23, of said Gilchrist Prolongation, and a westerly line of that certain call 37.6 acre tract of land described in a Warranty Deed with Vendor's Lien to John Jerome Wonnun at Clerk's File Number 2007054469 of the O.P.R.G.C.T., for the east corner of said Galveston County tract and the north corner of the herein described tract (N:13,762,643.90; E:3,404,387.86), and from which a 5/8 inch iron rod with plastic cap stamped "WELLS 5742" found for reference bears South 36 Degrees 35 Minutes East, a distance of 2.8 feet;

THENCE, with a westerly line of said 37.6 acre tract and the easterly line of said Lot 22 and the herein described tract South 25 Degrees 51 Minutes 18 Seconds East, a distance of 302.82 feet (called 300.00 feet) to a 1/2-inch iron rod with plastic cap stamped "Seacoast 5423" set in the northerly R.O.W. line of said SH 87 for the south corner of that certain call 9,000 square foot tract of land described in a General Warranty Deed to Gilchrist V.D. and E.M.S., Inc., at Clerk's File Number 2007040346 of the O.P.R.G.C.T., and the east corner of the herein described tract (N:13,762,371.39; E:3,404,519.92), and from which a 5/8 inch iron rod with plastic cap stamped "WELLS 5742" found for reference bears North 28 Degrees 09 Minutes East, a distance of 0.6 feet;

THENCE, through and across said Lots 21 and 22, and with the northerly R.O.W. line of said SH 87 and the southerly line of the herein described tract, South 65 Degrees 08 Minutes 42 Seconds West, a distance of 180.03 feet to the POINT OF BEGINNING and containing 1.245 Acres (54,229 square feet) of land.



AREA SUMMARY

Lot #	Block	Sq. Ft.	Acreage	Private Driveway Esmt.	
1	1	4,623	0.106	2,244 SqFt (0.052 AC)	
2	1	4,586	0.105	2,243 SqFt (0.052 AC)	
3	1	4,551	0.105	2,243 SqFt (0.052 AC)	
4	1	4,517	0.104	2,244 SqFt (0.052 AC)	
5	2	4,501	0.103	2,244 SqFt (0.052 AC)	
6	2	4,501	0.103	2,243 SqFt (0.052 AC)	
7	2	4,500	0.103	2,243 SqFt (0.052 AC)	
8	2	4,500	0.103	2,244 SqFt (0.052 AC)	
PRIVATE DRIVEWAY EASEMENT				17,950	0.412
TOTAL				54,229	1.245

- GENERAL NOTES:
- According to the FEMA FIRM Community Number 48167C, Panel No. 0163 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 16' (as measured to the lowest horizontal structural member).
  - All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204 and are tied to NGS Mark HGCS 64 (PID AW6988) (N: 13,744,577.67; E: 3,366,638.74).
  - Benchmark: HGCS 64 (PID AW6988), a punch mark in the top of a stainless steel rod driven into the ground and inside a 1-inch PVC pipe that is 20 feet long filled with grease that is encased in a 5-inch PVC pipe with Logo cap stamped HGCS 64 1986 situated about 2.3 mile northeast of Crystal Beach on the Bolivar Peninsula. Elevation: 5.1 feet, NAVD 1988. (N: 13,744,577.67; E: 3,366,638.74)
  - Lots subject to 10' Front B.L., 10' Rear B.L., 5' Side B.L., 10' Side B.L. along any Side Street (B.L.=Building Line).
  - This plat was prepared with benefit of City Planning Letters: South Land Title; File No: TP2295348 dated November 23, 2022

**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     { }

I, JAMES EUDELL ASHLEY, together with CITIZENS PROGRESSIVE BANK, by and through MITCH TUCKER, its Vice President, hereinafter referred to as Owners of the 1.245 Acre (54,229 Square Feet) tract of land described in the above and foregoing map of ROUX 87, 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.

By: James Udell Ashley  
James Udell Ashley

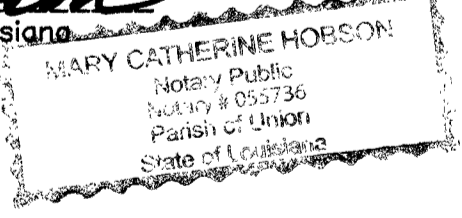
By: Donna Ashley  
Donna Ashley

By: Citizens Progressive Bank  
By: Mitch Tucker  
Mitch Tucker  
Vice President

STATE OF LOUISIANA     { }  
PARISH OF OUACHITA     { }

BEFORE ME, the undersigned authority, on this day personally appeared JAMES EUDELL ASHLEY, 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.

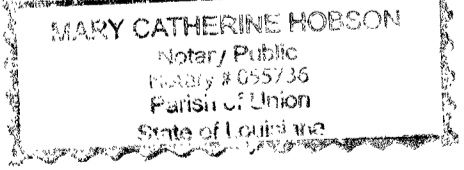
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of January, 2023.  
By: Mary Catherine Hobson  
Notary Public in and for the State of Louisiana



STATE OF LOUISIANA     { }  
PARISH OF OUACHITA     { }

BEFORE ME, the undersigned authority, on this day personally appeared DONNA ASHLEY, 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.

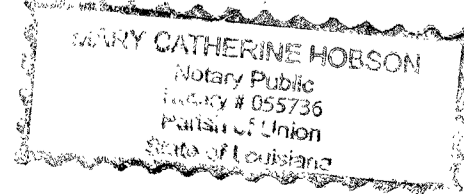
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of January, 2023.  
By: Mary Catherine Hobson  
Notary Public in and for the State of Louisiana



STATE OF LOUISIANA     { }  
PARISH OF OUACHITA     { }

BEFORE ME, the undersigned authority, on this day personally appeared MITCH TUCKER, 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 26 day of January, 2023.  
By: Mary Catherine Hobson  
Notary Public in and for the State of Louisiana



STATE OF TEXAS     { }  
COUNTY OF GALVESTON     { }     KNOW ALL MEN BY THESE PRESENTS

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on February 7<sup>th</sup>, 2023, at 9:52 o'clock, A M., and duly recorded on

February 7<sup>th</sup>, 2023, at 9:52 o'clock, A M., in Plat Record Instrument # 2023005509, 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: Nick Smith, 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.

By: Mark A. Henry  
Mark A. Henry - County Judge  
By: Joe Gusti  
Joe Gusti - Commissioner Precinct No. 2

The above subdivision titled ROUX 87 as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of February 6, 2023.

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

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.

By: Michael C. Shannon  
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.

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



**ROUX 87**

1.245 Acres (54,229 Square Feet)  
Tract situated in the  
Elijah Franks Survey,  
Abstract Number 64  
Galveston, County, Texas

8 Lots 2 Blocks  
1 - Private Driveway Easement

Owner:  
James and Donna Ashley  
221 Formby Ridge Road  
Sterling, LA 71280

2023005509