

G.F. # : FTH-93-FAH23012782L  
 DATE : DECEMBER 5, 2023

FMS SURVEYING, INC



7523 RUSSELL STREET, MANVEL, TEXAS 77578  
 PHONE: (281) 519-8530  
 TBPELS FIRM # 10040400  
 www.fmsurveying.com

0 20 40 68140-FTC  
 SCALE: 1"=20'

CURVE	RADIUS	ARC	DELTA
C1	1630.00'	10.95'	00°23'06"
C2	1630.00'	65.33'	02°17'47"

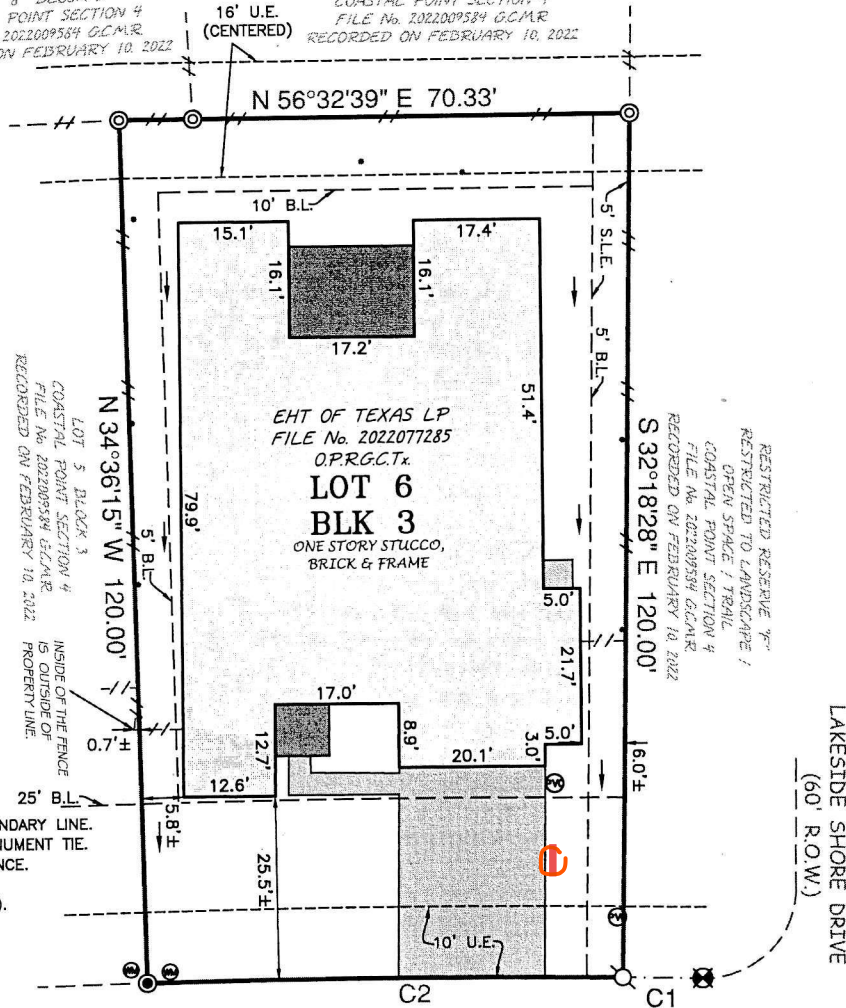
LOT 8 BLOCK 3  
 COASTAL POINT SECTION 4  
 FILE No. 2022009584 G.C.M.R.  
 RECORDED ON FEBRUARY 10, 2022

16' U.E. (CENTERED)  
 LOT 7 BLOCK 3  
 COASTAL POINT SECTION 4  
 FILE No. 2022009584 G.C.M.R.  
 RECORDED ON FEBRUARY 10, 2022

- ⊙ WATER METER.
- ⊙ PVC.
- DRAIN.

NOTES:  
 1. BEARINGS ARE BASED ON THE RECORDED PLAT.  
 2. THE SETBACKS FOR THIS LOT ARE PER THE RECORDED PLAT AND COASTAL POINT RESIDENTIAL DESIGN GUIDELINES DATED DECEMBER 2018.

LOT 5 BLOCK 3  
 COASTAL POINT SECTION 4  
 FILE No. 2022009584 G.C.M.R.  
 RECORDED ON FEBRUARY 10, 2022  
 INSIDE OF THE FENCE IS OUTSIDE OF PROPERTY LINE.



- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.
- /// 6' BOARD FENCE.

- ⊙ I.R. W/CAP STAMPED "LJA" FOUND (CONTROL MONUMENT).
- ⊙ I.R. W/CAP STAMPED "LJA" FOUND.
- ⊙ I.R. W/CAP STAMPED "LJA" FOUND AT FENCE CORNER.
- ⊙ I.R. W/CAP STAMPED "LJA" FOUND FLOODED.

- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.

HARBOR BROOKS LANE (60' R.O.W.)

LAKESIDE SHORE DRIVE (60' R.O.W.)

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

LOT 6, BLOCK 3, OF COASTAL POINT, SECTION FOUR (4)  
 MAP RECORDED IN FILE No. 2022009584 OF THE MAP RECORDS,  
 GALVESTON COUNTY, TEXAS.

PURCHASER : Travis Clark and Kristin Clark  
 ADDRESS : 4921 HARBOR BROOKS LANE

TO : FIDELITY NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*Scott R. Sheridan*  
 SCOTT R. SHERIDAN  
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THIS LOT LIES WITHIN SHADED ZONE X, PER LOMR-F CASE No. 22-06-2587A, EFFECTIVE SEPTEMBER 16, 2022, FOR FIRM No. 48167C0044G, EFFECTIVE AUGUST 15, 2019, FOR COMMUNITY No. 485488. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY EXIST.



SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS

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

Date: 9/27/2024 GF No. \_\_\_\_\_

Name of Affiant(s): Travis Clark, Kristin Clark

Address of Affiant: 4921 Harbor Brooks Ln, League City, TX 77573-4022

Description of Property: LOT 6 BLK 3 COASTAL POINT SEC 4 (2023) ABST 89 & 153

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 December 28, 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): None

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.

Travis Clark  
Travis Clark 04D1...  
Does signed by:  
Kristin Clark  
Kristin Clark 4F6...



SWORN AND SUBSCRIBED this 9/27/2024 day of \_\_\_\_\_,

Kaitlin Williams  
Notary Public  
**Kaitlin Williams**

(TXR-1907) 02-01-2010