

**JONES SHAW SURVEY
ABSTRACT NO. 179**



SCALE: 1" = 20'

—OH— Overhead Utility Easmt.
 ~~~~~ Approx. FEMA Flood Line as of August 15, 2019  
 Water Meter  
 Power Pole  
 Telephone Box  
 Sanitary Sewer

Per Vol. 1310, Pg. 277  
GCMR  
 25' Front B.L.  
 5' Side B.L.  
 B.L. = Building Line



**GENERAL NOTES:**

- 1) This survey has been prepared without benefit of a current title report. There may be easements, building lines, or other matters of record not shown hereon.
- 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency. According to the FEMA FIRM Community Number 48167C, Panel No. 0309 G, with an effective date August 15, 2019, this property lies within Zone AE, with a Base Flood Elevation of 14' (as measured to the top of the bottom floor).
- 3) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TXCN REF MON 2" (PD DR825) (N: 13,703,575.9; E: 3,312,855.72). All coordinates shown hereon are reported in grid. All area quantities are reported in surface.
- 4) This property may or may not have access to wet utilities (sanitary sewer (wastewater) and water). It is beyond the scope of this survey to determine with certainty if these services are currently available. The surveyor recommends contacting the local providers for further information:
  - a) Sanitary sewer (wastewater): Undine (formerly Bolivar Utility Services): 1830 Hwy 87, Port Bolivar, Texas 77550. (409) 684-9941
  - b) Water: Bolivar Peninsula Special Utility District (BPSUD) 1840 Hwy 87, Crystal Beach, Texas 77650. (409) 684-3515
- 5) This property may or may not have access to electric service. It is beyond the scope of this survey to determine with certainty if this service is currently available. The surveyor recommends contacting the local provider for further information: Entergy Texas, Region Engineering - East: 1-800-368-3749; 1-409-981-3260

**PLAT OF SURVEY**

Survey of Lot Eighty-Three (83) in Block "F" of EMERALD BEACH SECTION TWO (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page B3 and transferred to Plat Record 7, Map No. 13, both of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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.

*Michael Hoover*

Michael Hoover  
Registered Professional  
Land Surveyor 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.: 16194793  
 www.seacoastsurveyors.com

|              |                    |
|--------------|--------------------|
| SURVEY DATE: | December 15, 2023  |
| FILE No.:    | 3201-0005-0083-000 |
| DRAFTING:    | ms/gr              |
| JOB No.:     | 23-1008            |

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT  
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: February 24, 2026 GF No. \_\_\_\_\_  
Declarant: PLLAND Investments, LLC  
Description of Property: ABST 179 J SHAW SUR LOT 83 BLK F EMERALD BEACH SEC 2  
County Galveston, Texas  
Date of Survey: 12/15/2023

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

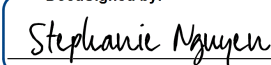
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since the Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

- 6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
- 7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>My name is <u>Tony Nguyen</u> .<br/>         My date of birth is _____ .<br/>         and my address is <u>801 Texas Avenue</u><br/> <u>Port Neches, TX 77651</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p><br><br><p>Executed in _____ County,<br/>         State of <u>Texas</u> , on the<br/>         _____ day of _____ , _____ .</p> <p>Signed:<br/>         _____<br/>         Declarant</p> | <p>My name is <u>Stephanie Nguyen</u> .<br/>         My date of birth is <u>05/04/1976</u> .<br/>         and my address is <u>801 Texas Avenue</u><br/> <u>Port Neches TX 77651</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p><br><br><p>Executed in <u>Jefferson</u> County,<br/>         State of <u>Texas</u> , on the<br/>         _____ day of <u>3/3/2026</u> , _____ .</p> <p>Signed:<br/> <small>DocuSigned by:</small><br/> <br/>         _____<br/> <small>6522560608854A8...</small><br/>         Declarant</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|