

TAX CERTIFICATE



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

Issued To:

TRICON LAND SURVEYING
6341 STEWART RD #251
GALVESTON, TX 77551

Legal Description

ABST 78 R HALL NE 50 X 300 FT LOT 2 & N
100 X 290 FT OF LOT 3 BLK 365
NICHOLSTONE

Fiduciary Number: 25646042

Parcel Address: 2725 49TH ST

Legal Acres: 1.0110

Account Number: 295188

Print Date: 10/13/2023 11:06:53 AM

Certificate No: 249818331

Paid Date: 10/13/2023

Certificate Fee: \$10.00

CHECK NO. 1704

Issue Date: 10/13/2023

Operator ID: MADDOX_K

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:

VANCE BARRY NATHAN & JENIFER CASEY
4801 MINNESOTA ST
DICKINSON, TX 77539

Table with 2 columns: Description and Amount. Rows include 2022 Value (18,170), 2022 Levy (\$447.24), 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
211 DICKINSON ISD
336 CITY DICKINSON
605 COLL OF THE MAINLAND
901 WCID NO. 1

Reference (GF) No: N/A

Issued By:

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



TAX CERTIFICATE



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

Issued To:

TRICON ENTERPRISES
6341 STEWART RD
#161
GALVESTON, TX 77551

Legal Description

ABST 19 PERRY & AUSTIN TR-7 OF BLOCK
362 NICHOLSTONE BEING S 238.8 FT OF LOT
6 1 OF 2

Fiduciary Number: 24178820

Parcel Address:

Legal Acres: .1334

Account Number: 183900

Print Date: 10/13/2023 11:11:00 AM

Certificate No: 249818334

Paid Date: 10/13/2023

Certificate Fee: \$10.00

CHECK NO. 1704

Issue Date: 10/13/2023

Operator ID: MADDOX_K

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Exemptions:

Certified Owner:

VANCE BARRY NATHAN & JENIFER CASEY
4801 MINNESOTA ST
DICKINSON, TX 77539

Table with 2 columns: Description and Amount. Rows include 2022 Value (1,740), 2022 Levy (\$42.84), 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
211 DICKINSON ISD
336 CITY DICKINSON
605 COLL OF THE MAINLAND
901 WCID NO. 1

Reference (GF) No: N/A

Issued By:

Handwritten signature of Cheryl E. Johnson

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



TAX CERTIFICATE



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

Issued To:

TRICON ENTERPRISES
6341 STEWART RD
#161
GALVESTON, TX 77551

Legal Description

ABST 19 PERRY & AUSTIN S 100 FT N & ADJ
BAYOU OF TR-7 OF BLK 362 NICHOLSTONE
BEING S 238.8 FT OF LOT 6 2 OF 2

Fiduciary Number: 24178820

Parcel Address:

Legal Acres: .3350

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Account Number: 183901

Print Date: 10/13/2023 11:09:35 AM

Certificate No: 249818333

Paid Date: 10/13/2023

Certificate Fee: \$10.00

CHECK NO. 1704

Issue Date: 10/13/2023

Operator ID: MADDOX_K

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:

VANCE BARRY NATHAN & JENIFER CASEY
4801 MINNESOTA ST
DICKINSON, TX 77539

Table with 2 columns: Description and Amount. Rows include 2022 Value (2,410), 2022 Levy (\$60.98), 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
211 DICKINSON ISD
336 CITY DICKINSON
401 DRAIN DIST #1
605 COLL OF THE MAINLAND
901 WCID NO. 1

Reference (GF) No: N/A

Issued By: [Signature]
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



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

Issued To:

TRICON LAND SURVEYING
6341 STEWART RD #251
GALVESTON, TX 77551

Legal Description

ABST 78 R HALL SE 5 X 295 FT OF LOT 2 &
S 105 X 265 FT OF LOT 3 BLK 365
NICHOLSTONE

Fiduciary Number: 25646042

Parcel Address:

Legal Acres: .6750

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Account Number: 183907

Print Date: 10/13/2023 11:08:15 AM

Certificate No: 249818332

Paid Date: 10/13/2023

Certificate Fee: \$10.00

CHECK NO. 1704

Issue Date: 10/13/2023

Operator ID: MADDOX_K

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:

VANCE BARRY NATHAN & JENIFER CASEY
4801 MINNESOTA ST
DICKINSON, TX 77539

Table with 2 columns: Description and Amount. Rows include 2022 Value (4,850), 2022 Levy (\$119.71), 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
211 DICKINSON ISD
336 CITY DICKINSON
401 DRAIN DIST #1
605 COLL OF THE MAINLAND
901 WCID NO. 1

Reference (GF) No: N/A

Issued By:

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



FILED AND RECORDED

Instrument Number: 2024044559

Recording Fee: 86.00

Number Of Pages: 5

Filing and Recording Date: 10/01/2024 2:23PM

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.

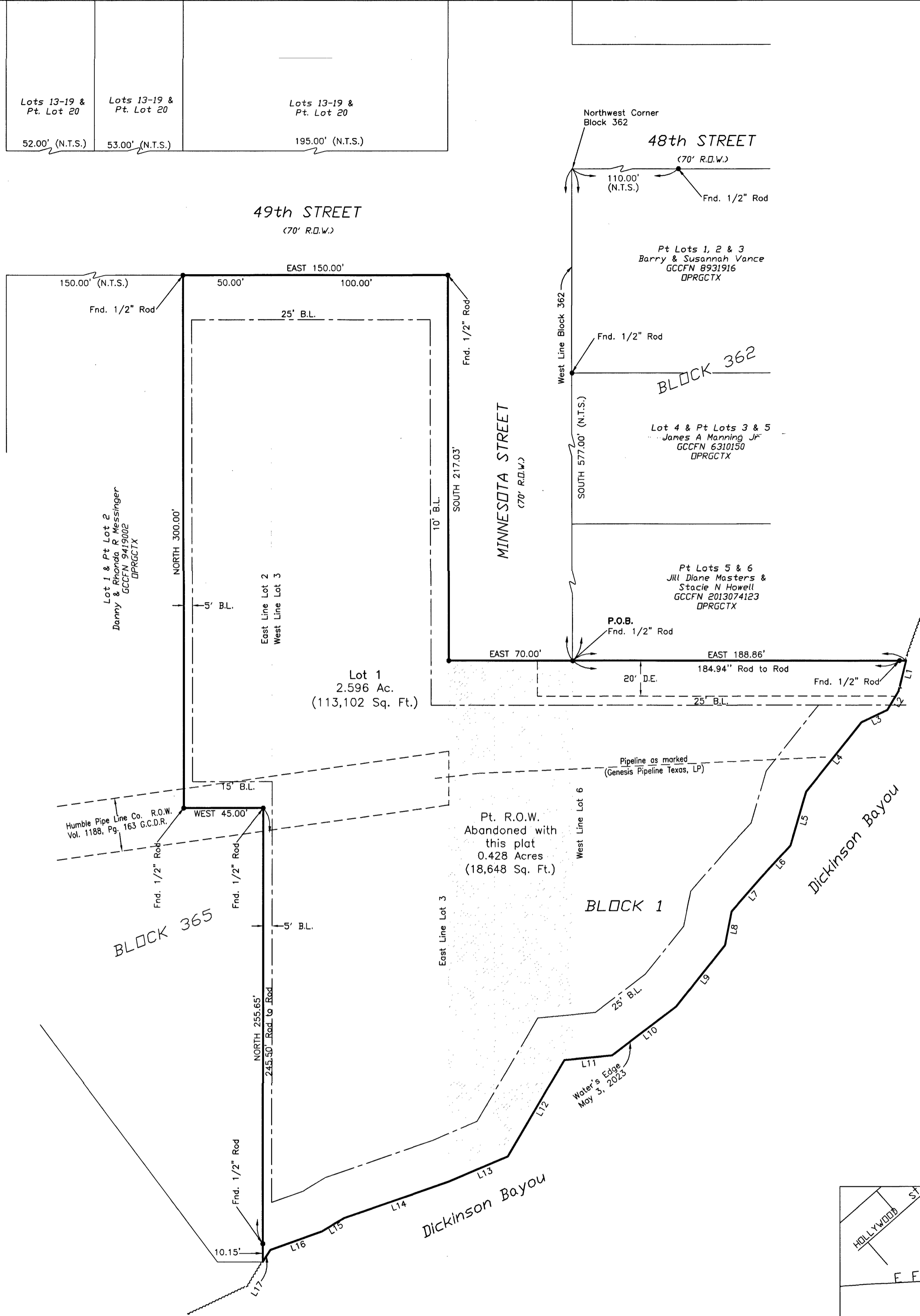


Dwight D. Sullivan

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.*



PROPERTY DESCRIPTION:

Being that certain tract or parcel of land out of Lot Six (6), in Block Three Hundred Sixty-Two (362), and out of Lots Two (2), Three (3) in Block Three Hundred Sixty-Five (365) in NICHOLSTONE ADDITION TO DICKINSON, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 93, Page 3, in the Office of the County Clerk of Galveston County, Texas, together with that portion of Minnesota Street (70' R.O.W.) abandoned by the City of Dickinson, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Westerly Line of Block 632, Nicholstone Addition, which point is 577.00 feet Southerly from the Northwest Corner of said Block 362, a found 1/2 inch rod;

THENCE East parallel to the North Line of said Block 362, at 184.94 feet passing a found 1/2 inch rod, a total distance of 188.86 feet, to the Westerly shoreline of Dickinson Bayou;

THENCE along the shoreline of said Dickinson Bayou the following courses;

- South 14° 01' 47" West, a distance of 17.64 feet;
- South 31° 16' 43" West, a distance of 12.45 feet;
- South 64° 26' 49" West, a distance of 16.22 feet;
- South 38° 38' 49" West, a distance of 50.12 feet;
- South 16° 09' 30" West, a distance of 31.61 feet;
- South 42° 56' 07" West, a distance of 24.10 feet;
- South 41° 13' 35" West, a distance of 25.71 feet;
- South 11° 03' 14" West, a distance of 19.50 feet;
- South 38° 42' 10" West, a distance of 44.13 feet;
- South 52° 44' 36" West, a distance of 45.63 feet;
- South 84° 33' 51" West, a distance of 27.06 feet;
- South 30° 24' 52" West, a distance of 62.95 feet;
- South 67° 01' 14" West, a distance of 35.47 feet;
- South 70° 55' 51" West, a distance of 62.48 feet;
- South 58° 54' 37" West, a distance of 14.77 feet;
- South 70° 31' 01" West, a distance of 30.90 feet;

THENCE South 31° 53' 38" West, a distance of 7.88 feet to a point for corner;

THENCE North parallel to the West line of said Block 362 at 10.15 feet passing a found 1/2 inch rod, for a total distance of 255.65 feet to a point for corner, a found 1/2 inch rod;

THENCE West a distance of 45.00 feet to a point for corner, a found 1/2 inch rod;

THENCE North parallel to the West line of said Block 362 a distance of 300.00 feet to the North line of said Lot 2, said point lying in the South right-of-way line of 49th Street (70' R.O.W.), a found 1/2 inch rod;

THENCE East along the South right-of-way line of said 49th Street, at 50.00 feet passing the East line of said Lot 2, same being the West line of said Lot 3, for a total distance of 150.00 feet to the intersection of the South right-of-way line of said 49th Street and the West right-of-way line of Minnesota Street (70' R.O.W.), a found 1/2 inch rod;

THENCE South along the East line of said Lot 3 and with the West right-of-way line of Minnesota Street, a distance of 217.03 feet to a point for corner;

THENCE East a distance 70.00 feet to the PLACE OF BEGINNING, and containing 2.596 acres (113,102 square feet) of land, more or less.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 14° 01' 47" W	17.64
L2	S 31° 16' 43" W	12.45
L3	S 64° 26' 49" W	16.22
L4	S 38° 38' 49" W	50.12
L5	S 16° 09' 30" W	31.61
L6	S 42° 56' 07" W	24.10
L7	S 41° 13' 35" W	25.71
L8	S 11° 03' 14" W	19.50
L9	S 38° 42' 10" W	44.13
L10	S 52° 44' 36" W	45.63
L11	S 84° 33' 51" W	27.06
L12	S 30° 24' 52" W	62.95
L13	S 67° 01' 14" W	35.47
L14	S 70° 55' 51" W	62.48
L15	S 58° 54' 37" W	14.77
L16	S 70° 31' 01" W	30.90
L17	S 31° 53' 38" W	7.88

LEGEND

- Easement Line
- Building Line
- B.L. Building Line
- U.E. Utility Easement
- D.E. Drainage Easement

AREA TABLE

Lot	Sq. Feet	Acres
Lot 1	113,102	2.596

THE STATE OF TEXAS
COUNTY OF GALVESTON

We, Barry Nathan Vance and Jenifer Casey Vance, owners of the property subdivided in the above and foregoing map of VANCE BAYOU, do hereby make subdivision according to the lines, streets, building lines, and easements thereon shown, and dedicate to the public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land as dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all utility easements shown hereon, within the subdivision boundaries.

Barry Nathan Vance
Barry Nathan Vance

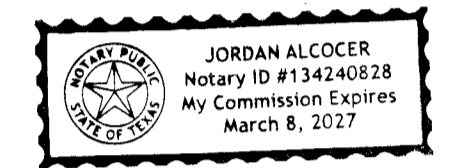
Jenifer Casey Vance
Jenifer Casey Vance

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

BEFORE ME, the undersigned authority, on this day personally appeared Barry Nathan Vance and Jenifer Casey Vance, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this 19 day of July, 2024.

Jordan Alcocer
Notary Public for the State of Texas
My Commission Expires March 8, 2027



This is to certify that the owner of VANCE BAYOU has complied with all of the conditions necessary as provided by law in subdividing the above property.

CERTIFIED, by the Chief Building Official and Mayor of the City of Dickinson, on the 29 day of Sept, 2024.

Sean Skipworth
Sean Skipworth, Mayor, City of Dickinson

Trevor Moore
Trevor Moore, Chief Building Official, City of Dickinson

NOTES:

- 1) This property is subject to the building and all ordinances of the City of Dickinson.
- 2) This property lies within Zone AE (EL 14) and partially in AE floodway as established by the FEMA Flood Insurance Rate Map No. 48167C0235G, Dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) This property lies within the incorporated boundaries of the City of Dickinson.
- 5) Bearings are record, based on the monumentation of the West right-of-way line of Minnesota Street.

THE 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 October 1st, 2024, at 2:13 o'clock, P.m., and duly recorded on October 1st, 2024, at 2:13 o'clock, P.m., Instrument # 2024044559, 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 *Christi Rehm*
Christi Rehm, Deputy

VANCE BAYOU

A SUBDIVISION OF PART OF LOTS 2, 3 & 6 AND PART OF MINESOTA STREET NICHOLSTONE ADDITION TO DICKINSON GALVESTON COUNTY, TEXAS.

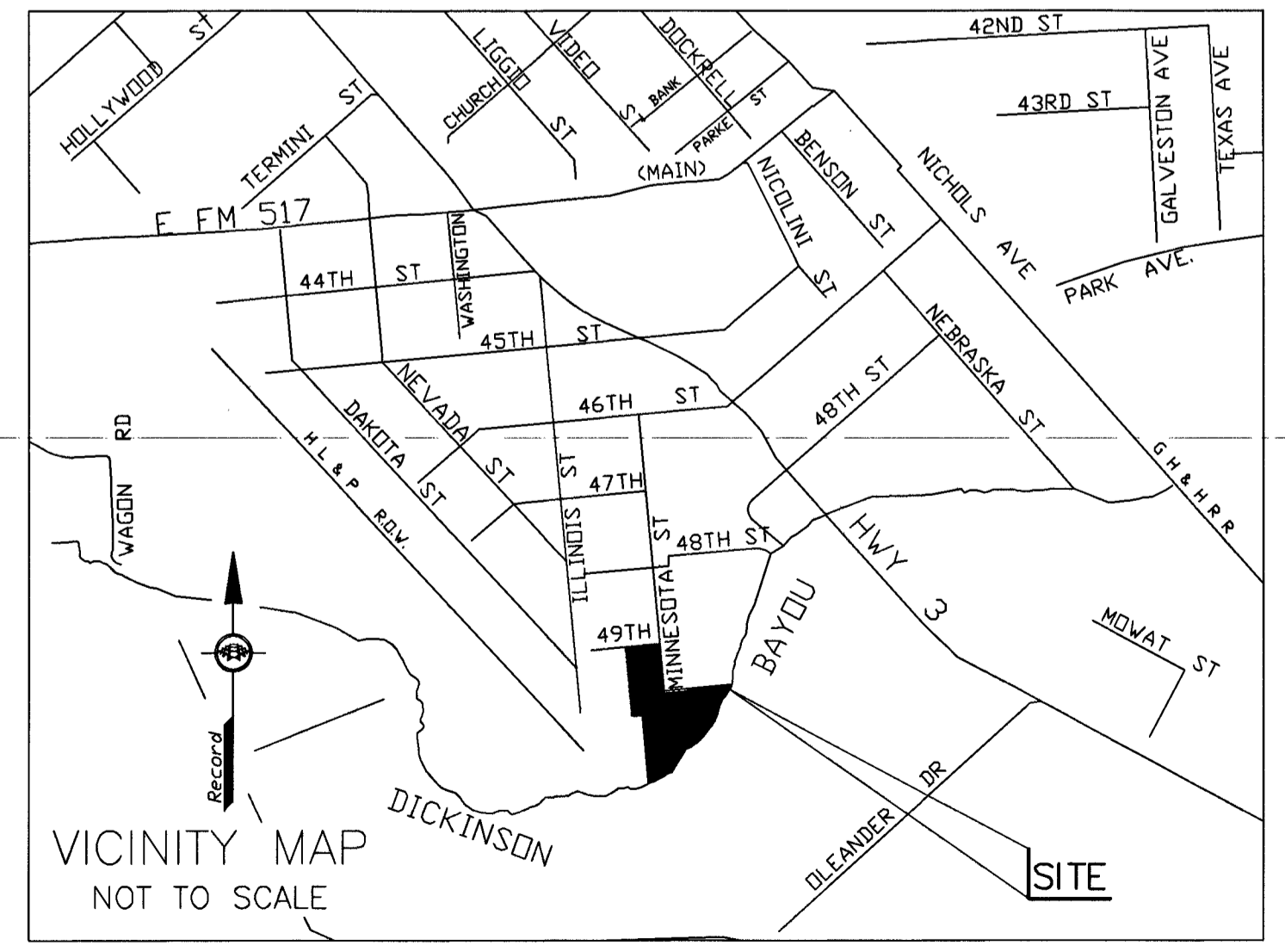
VOLUME 93, PAGE 3

07-17-2024

1 LOT, 1 BLOCK
2.596 ACRES

Owner:
Barry Nathan Vance
Jenifer Casey Vance
4801 Minnesota Street
Dickinson, TX 77539
409-692-0034

Surveyor:
Brene Addison
Registered Professional
Land Surveyor No. 6598

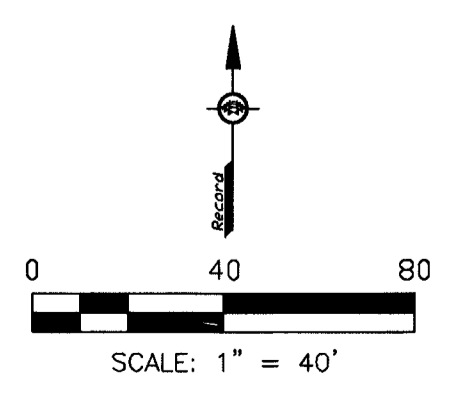


This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have platted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



**TRICON
LAND
SURVEYING, LLC**
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
22-0912



2024044559