

SCALE 1" = 20'

CORAL BAY DRIVE
(60' R.O.W.)



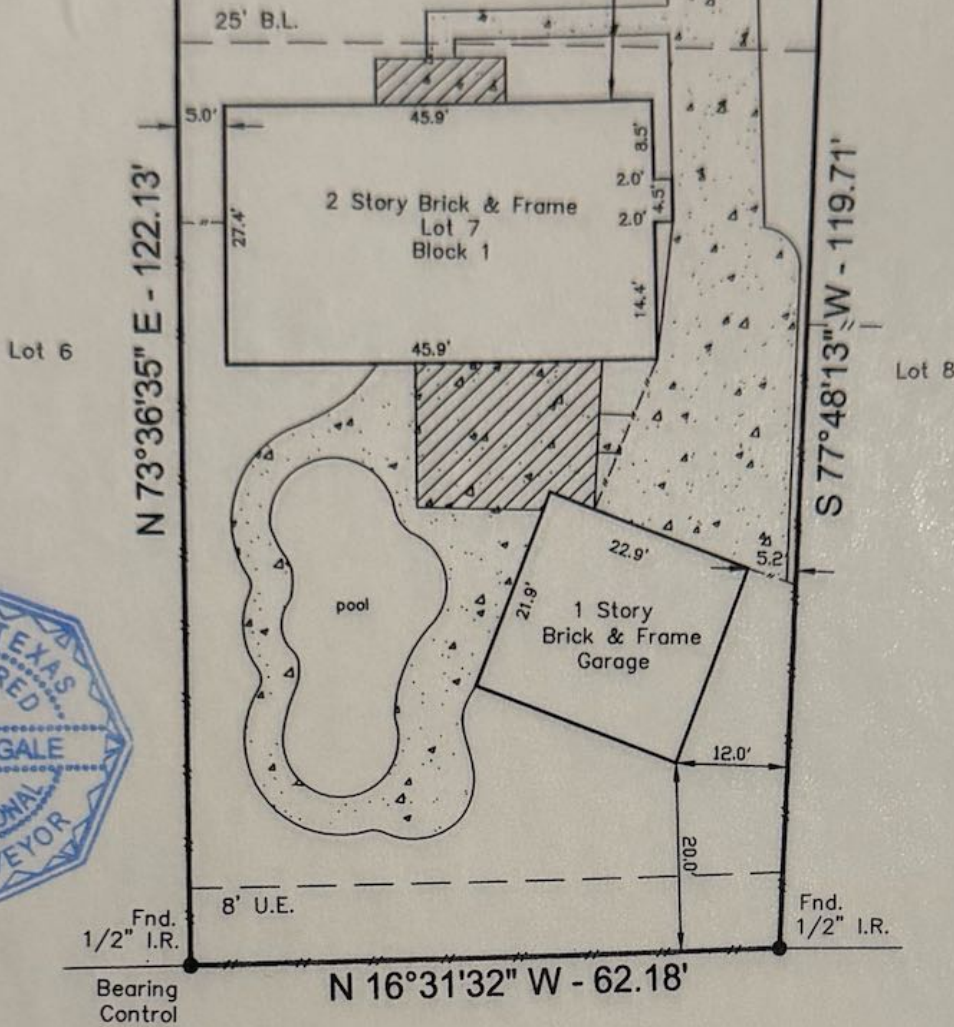
L = 71.00' R = 970.00' Δ = 04°11'37"

L = 25.52' P.T.

Fnd.
1/2" I.R.
Bearing
Control

Fnd.
1/2" I.R. Fnd.
1/2" I.R.

HE CRE



Notes :

- Basis for Bearings: Northwest property line.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- All fences are 6' wood unless otherwise noted.
- This survey certified for this transaction ONLY.
- Survey is NOT to be relied upon for ANY other purpose.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.

This property appears to be in an area of 500 year flood, area of 100 year flood with an average depth of less than 1 ft. or with drainage area less than 1 sq. mile or an area protected by levees from 100 year flood, and in insurance rate map zone shaded X as per map 4854880011D Dated: 9-2-99

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor has NOT determined whether property lies in a FLOODWAY area and makes NO representation as to whether property lies within a FLOODWAY area.

I certify to the Purchaser, Lender and Title Company named hereon ONLY, that this survey depicts my opinion of the boundary location based on the evidence found as of 12-06-02.

GEORGE J. GALE, R.P.L.S. No. 4678 Date

Inherent inaccuracies of FEMA or flood control maps preclude a surveyor from certifying to accuracies of locations based on such maps

Surveyor Makes No Representation As To Whether Property Lies Within Floodway Areas

LOT: 7	BLOCK: 1	SUBDIVISION: HARBOUR PARK	SECTION: 1
RECORDATION: VOLUME 18, PAGE 127-128 O.P.R.G.C.		COUNTY: GALVESTON	STATE: TEXAS
ADDRESS: 113 CORAL BAY DRIVE		CITY: LEAGUE CITY	LENDER: BANK OF AMERICA
PURCHASER: DAVID FOULKROD and wife, MARY FOULKROD		TITLE COMPANY: COMMONWEALTH LAND TITLE	G.F.#: 02121000



GULLETT & ASSOCIATES, INC.

P.O. BOX 230187
HOUSTON, TEXAS 77223
(713) 644-3219 • FAX (713) 644-4945

DRAWN BY: N.S.
DRAWING NO.: 02120326

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: 10/05/2026 GF No. _____
 Declarant: Harold Ermshar, Carrie R Ermshar
 Description of Property: 113 Coral Bay, League City, TX 77573
 County Galveston, Texas
 Date of Survey: 02/14/2003

"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 MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Harold Ermshar</u>. My date of birth is <u>11/28/68</u>. and my address is <u>113 Coral Bay Drive</u> <u>League City, TX 77539</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Galveston</u> County, State of <u>Texas</u>, on the <u>5th</u> day of <u>October</u>, <u>2026</u>. Signed: <u>Harold Ermshar</u> <u>10/05/2026</u> Declarant	My name is <u>Carrie Ermshar</u>. My date of birth is <u>09/01/1969</u>. and my address is <u>113 Coral Bay Drive</u> <u>League City, TX 77539</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Galveston</u> County, State of <u>Texas</u>, on the <u>5th</u> day of <u>October</u>, <u>2026</u>. Signed: <u>Carrie R Ermshar</u> <u>10/05/2026</u> Declarant
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