

Faltysek, Tina

From: Faltysek, Tina
Sent: Wednesday, November 27, 2019 9:14 AM
To: pinpointsurvey@sbcglobal.net
Subject: Survey Quote
Attachments: UT Survey Requirements.pdf

Good morning,

I am with The University of Texas System and we are seeking quotes for a Category 1A survey on a commercial lot located in Bay City, Texas (see property description below). I have attached a copy of our requirements/certification for review. If you are interested in providing a quote, please also include the time frame that it will take to complete the survey (and if possible provide the proposal no later than December 4th). Please let me know if you have any questions or need additional information. Thank you for your assistance!

Property:

1.65 acre tract, situated in the IGNRR Company Survey No. 4, Block 3, Abstract 274, Matagorda Co., Texas; off 7th Street/Hwy35

Matagorda County Appraisal District Link:

https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=72&prop_id=120237

Tina

Tina Faltysek
Senior Real Estate Specialist
The University of Texas System
Real Estate Office
210 W. 7th Street
Austin, Texas 78701

Direct: 512.499.4330

Office: 512.499.4333

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Faltysek, Tina

From: Faltysek, Tina
Sent: Wednesday, December 4, 2019 10:55 AM
To: robert@arbucklesurveying.com
Subject: Survey Quote - Bay City, TX
Attachments: UT Survey Requirements.pdf

Good morning,

I am with The University of Texas System and we are seeking quotes for a Category 1A survey on a commercial lot located in Bay City, Texas (see property description below). I have attached a copy of our requirements/certification for review. I am not sure if you service this area but if you are interested in providing a quote, please also include the time frame that it will take to complete the survey. Please let me know if you have any questions or need additional information. Thank you for your assistance!

Property:

1.65 acre tract, situated in the IGNRR Company Survey No. 4, Block 3, Abstract 274, Matagorda Co., Texas; off 7th Street/Hwy35

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Survey Requirements. A current Category 1A land title survey of the Land (the "**Survey**") sufficient to permit modification of the standard survey exception on the Owner Policy of Title Insurance and prepared by a registered surveyor. The Survey shall include the following:

- 1) a written description of the Land containing information to properly locate the Land on the ground and containing language confirming the contiguity of the Land with adjoining land owned by the Board of Regents, if applicable; if the Land's dimensions, boundary and area are in close agreement with the existing subdivision plat, if any, then use of lot, block, and subdivision, with all appropriate recording data, filing dates, and map numbers, may be used; otherwise a metes and bounds description must be provided;
- 2) a plat showing the actual dimensions of, and area within, the Land, the exterior dimensions of all buildings at ground level, and all other substantial features observed in the process of conducting the survey, such as parking lots, billboards, signs, swimming pools, landscaped areas, etc.;
- 3) the location of any easements, existing and proposed roadways, encroachments or overlaps;
- 4) the location of the entry point onto the Land of any utilities serving the Land and any offsite easements or servitudes benefiting the Land that are disclosed in the recorded documents provided to the surveyor or that are observed in the process of conducting the survey
- 5) the physical access to the Land from a publicly dedicated street or road;
- 6) the outside boundary lines of the Land and all improvements;
- 7) all easements and other matters that are of record and would appear on a title commitment;
- 8) all easements or rights-of-way that are apparent from an on-the-ground survey;
- 9) the identification by name and deed recording reference of adjoining property owners;
- 10) the surveyor's signature, certification in the form shown below, registered number, seal, and the date of the Survey; and
- 11) identification of any area within the Land that has been designated as a Special Flood Hazard Area on the most recent U.S. Department of Housing and Urban Development and Federal Insurance Administration Flood Hazard Boundary Map.

FORM OF SURVEYOR'S CERTIFICATION

The undersigned Registered Professional Land Surveyor ("**Surveyor**") hereby certifies to the Board of Regents of The University of Texas System and [title company] that (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property ("**Property**"); (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon: (i) there are no observable encroachments onto the Property or observable protrusions therefrom, (ii) there are no observable improvements on the Property, (iii) there are no observable easements or rights-of-way either burdening or benefiting the Property, and

(iv) there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are as shown hereon; (f) the Property has access to and from a public roadway; (g) recorded easements and rights-of-way referenced in Title Commitment GF No. _____ (issued _____, 20____) prepared by _____ have been labeled and plotted hereon, unless otherwise noted; (h) the boundaries, dimensions and other details shown hereon are true and correct and conform to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (____) for a Category 1A Condition __ (____ Land Title Survey); (i) the Property is located in Zone __ as delineated on the _____, Texas, Flood Insurance Rate Map Panels Numbered _____, dated _____, 20____, as published by the Federal Emergency Management Agency, which zone is defined as "_____"; and (j) the basis of bearing for this survey is _____.

Name: _____
Registered Professional Land Surveyor,
Texas, No. _____
Date _____

Matagorda CAD

Property Search > 120237 WE 55 BAY CITY LLC for Year 2020 Tax Year: 2020

Property

Account

Property ID:	120237	Legal Description:	AB 0274, I & G N RR CO, ACRES 1.65
Geographic ID:	0274-0000-0007A0	Zoning:	3
Type:	Real	Agent Code:	179778
Property Use Code:			
Property Use Description:			

Location

Address:	7TH STREET OR ST HWY 35 BAY CITY, TX 77414	Mapsc0:	
Neighborhood:	BAY CITY SEC 1 ABS LAND, MISC	Map ID:	160V
Neighborhood CD:	B1		

Owner

Name:	WE 55 BAY CITY LLC	Owner ID:	223139
Mailing Address:	THREE RIVERWAY SUITE 1100 HOUSTON, TX 77056	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$207,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$207,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$207,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$207,000	

Taxing Jurisdiction

Owner: WE 55 BAY CITY LLC
 % Ownership: 100.0000000000%
 Total Value: \$207,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
10	MATAGORDA COUNTY	0.422230	\$207,000	\$207,000	\$874.02
20	BAY CITY ISD	1.431400	\$207,000	\$207,000	\$2,963.00

30	CITY OF BAY CITY	0.655000	\$207,000	\$207,000	\$1,355.85
40	PORT OF BAY CITY	0.056280	\$207,000	\$207,000	\$116.50
50	CONS & RECL DISTRICT	0.008310	\$207,000	\$207,000	\$17.20
52	COASTAL PLAINS GROUNDWATER DIST	0.004650	\$207,000	\$207,000	\$9.63
61	DRAINAGE DISTRICT #1	0.042010	\$207,000	\$207,000	\$86.96
90	MATAGORDA CO HOSPITAL DISTRICT	0.318150	\$207,000	\$207,000	\$658.57
CAD	County Appraisal District	0.000000	\$207,000	\$207,000	\$0.00
Total Tax Rate:		2.938030			
				Taxes w/Current Exemptions:	\$6,081.73
				Taxes w/o Exemptions:	\$6,081.72

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	20F1010	COMM 7TH 3800-MCCROSKY RD EAST	1.6500	71874.00	231.51	334.32	\$207,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$0	\$207,000	0	207,000	\$0	\$207,000
2019	\$0	\$207,000	0	207,000	\$0	\$207,000
2018	\$0	\$207,000	0	207,000	\$0	\$207,000
2017	\$0	\$207,000	0	207,000	\$0	\$207,000
2016	\$0	\$207,000	0	207,000	\$0	\$207,000

Questions Please Call (979) 244-2031