

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

Date: August 23, 2019

GF No.: 2019086818

Name of Affiant(s):  
AOI Properties Inc.

Address of Affiant:  
PO Box 1025  
Nederland, TX 77627-1025

Description of Property:

See Attached Survey and Field Notes

Name of "Title Company": ALLIANT NATIONAL TITLE INSURANCE COMPANY  
"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 duly 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 Company may make exceptions to the coverage of the title insurance as 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 August 22, 2009, 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:

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.

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47  
(Continued)

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.

AOI Properties, Inc.

BY: Mary S

STATE OF Texas

County OF Liberty

I, Timothy L. Mangham, a Notary Public for the County of Liberty and State of Texas, do hereby certify that Mindy Basco Lightfoot personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 23rd of August, 2019.

Timothy L. Mangham  
Notary Public

My Commission Expires: April 19, 2020

(SEAL)

TIMOTHY L. MANGHAM  
My Notary ID: 73272862  
Expires April 19, 2020

NOTES:  
 1) Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. No abstract of title, nor the commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that would affect this parcel.  
 Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 3rd day of May, 2019.

KENNETH E. SAVOR  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5730

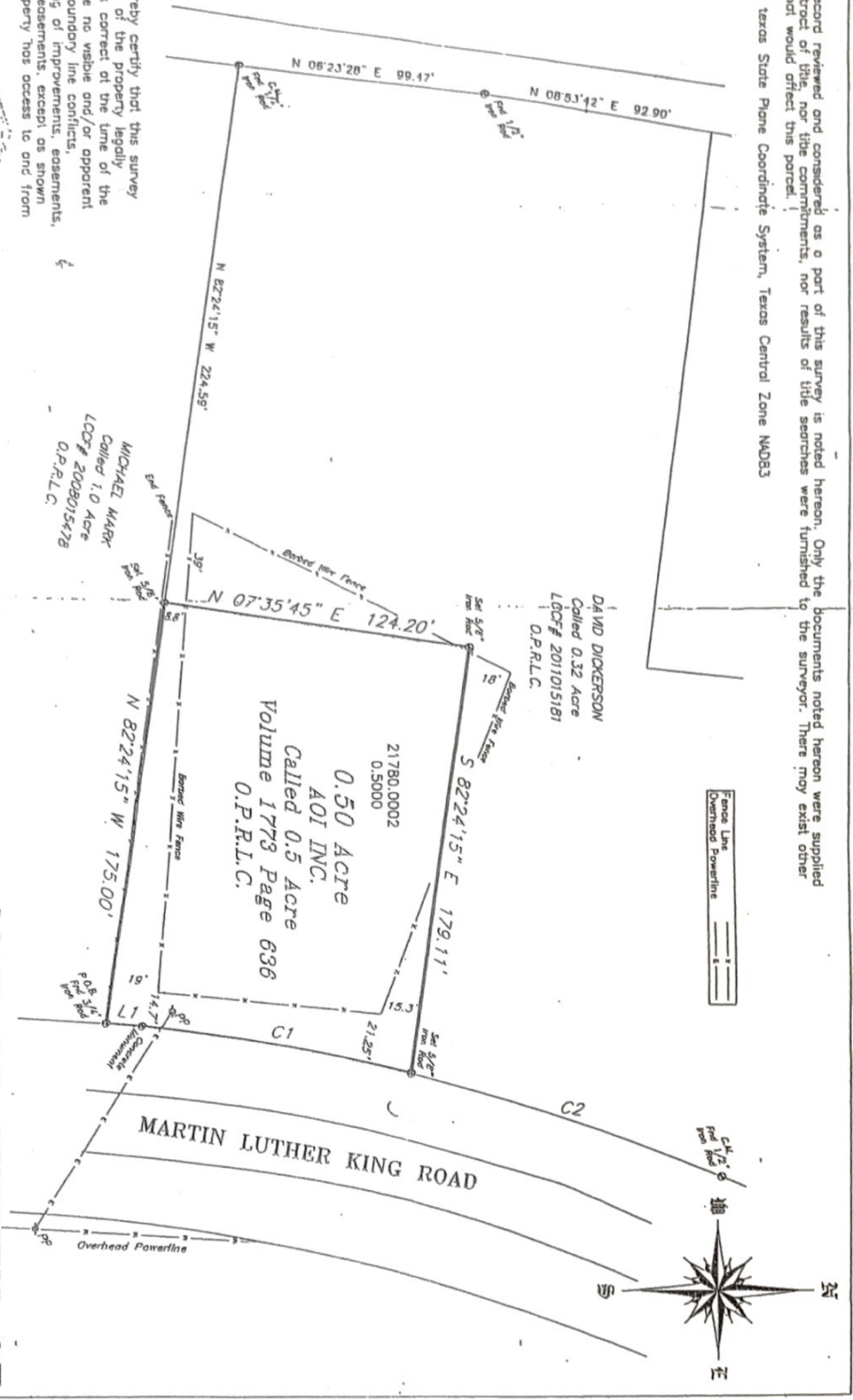
LINE BEARING	DISTANCE
1. S 02°40'30" W 14.58'	
C1 1109.83	821.471739'36"
C2 131.07	821.471908'31"
	N 18°31'49" E 130.93'



**MAP OF SURVEY OF**

0.50 ACRES OF LAND SITUATED IN THE JAMES MARTIN LEAGUE SURVEY, A-73, SAME BEING OUT OF AND A PART OF LOT B OF THE COMPLEX ADDITION, THE PLAT OF WHICH IS RECORDED IN VOLUME 43 PAGE 640 OF THE LIBERTY COUNTY DEED RECORDS (L.C.D.R.) IN LIBERTY COUNTY, TEXAS WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

WASHBURN & COMPANY  
 P.O. Box 460  
 Cleveland, Texas 77328  
 MAY 3, 2019  
 BOOK: 382  
 PAGE: 043  
 FILE: 19040021 Baseo  
 FAX: 281-432-1482



*Under W 832*

*5/23/2019*

FIELD NOTE DESCRIPTION  
0.500 ACRES IN THE  
JAMES MARTIN LEAGUE, ABSTRACT No.73  
LIBERTY COUNTY, TEXAS

BEING a 0.500 acre tract of land situated in the James Martin League, Abstract No.73, Liberty County, Texas and being out of and a portion of that certain Lot 6 of Compton's First Subdivision, according to that map or plat thereof as recorded in Volume 43, Page 640 of the Liberty County Map Records and being all of that certain called 0.5 acre tract of land described in instrument to AOI Inc., recorded in Volume 1773/Page 636 of the Official Public Records of Liberty County, Texas {OPRLC}, said 0.500 acre tract of land being more fully described as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at a found 5/8 inch iron rod situated in the apparent, occupied and monumented westerly line of F.M.160, same point being the northeasterly corner of that certain called 1.0 acre tract of land described in instrument to Michael Mark, recorded under County Clerk's File No.200815015478 OPRLC and being the most southeasterly corner of the herein described tract of land;

THENCE N82°24'15"W 175.00 feet, along and with Mark's northerly line to a set 5/8 inch iron rod for the southwesterly corner of the herein described tract of land and from which a found 1/2 inch iron rod bears N82°24'15"W 224.59 feet for a controlling monument and for reference;

THENCE N07°35'45"E 124.20 feet, along and with Dickerson's easterly line to a set 5/8 inch iron rod for the northwesterly corner of the herein described tract of land, same point being the southwest corner of that certain called 0.32 acre tract of land described in instrument to David Dickerson, recorded under County Clerk's File No.2011015181 OPRLC;

THENCE S82°24'15"E 179.11 feet, along and with Dickerson's southerly line to a set 5/8 inch iron rod, situated in said easterly line of F.M.160 and being in the arc of a non-tangent curve, from which a found 1/2 inch iron rod bears along a non-tangent curve to the right, having a length of 131.07 feet, a central angle of 09°08'31", a radius of 821.47 feet and a long chord which bears N18°31'49"E 130.93 feet for controlling monument and reference;

THENCE with said easterly line of F.M.160 and the arc of an non-tangent curve to the left, having a radius of 821.47 feet, a length of 109.83 feet, a central angle of 07°39'38" and a long chord which bears S10°07'44"W 109.75 feet to a found concrete monument and point of tangency;

THENCE S04°40'30"W 14.58 feet, along said westerly line of F.M.160 to the POINT OF BEGINNING.

CONTAINING a computed area of 0.500 acres of land within this field note description.

  
Kenneth E. Savoy R.P.L.S. 5730

02 May, 2019

