

G. N. KINMAN SURVEYS A-498

BAUER-HOCKLEY (66') ROAD  
(ASPHALT)

S41°53'57"E = 41.12'  
1 7/8" IRON NW = 46.6625 AC.  
N87°37'45"E → 1127.03

COMMENCING @ an old 1 1/2" IRON PIE @ SE/CORNER of G. N. Kinman Survey A-498, NW 1/4 Section 23

ROBERTS ROAD (60')

LOTS A & B 1/2 SECTION 23 HARRIS COUNTY SCHOOL LAND SURVEY SUBDIVISION  
map of plat in Vol-17, p. 223 pr 1/4.

NOTES:  
① Bearings referred to deed  
② Cells 1/4 Sec 23, S1-1241 PR 1/4

**METES AND BOUNDS DESCRIPTION OF 0.5000 ACRE TRACT - JEFFREY ALAN & STEPHANIE LANGE**

A TRACT OR PARCEL OF LAND CONTAINING 0.5000 ACRE BEING ALL OF LOT 28, BLOCK 1 OF FRANKLIN SQUARE UNRECORDED SUBDIVISION OUT OF A 46.6625 ACRE TRACT AS DEFINED AND DESCRIBED IN CLERKS FILE NO. H-116629 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY BEING A SUBDIVISION OF LOTS 4 AND 5, SECTION 23 OF HARRIS COUNTY SCHOOL LAND SURVEY SUBDIVISION RECORDED IN VOLUME 17, PAGE 223 OF THE DEED RECORDS HARRIS COUNTY SAID 0.5000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at an old 1 1/2 inch iron pie found at the Southeast corner of the G. N. Kinman Survey, Abstract 498 and marking the Northwest corner of Section 23 of said Harris County School Land Survey Subdivision at the intersection of the centerline of Bauer-Hockley Road and Roberts Road to the South;

THENCE South 41 degrees 53 minutes 57 seconds East a distance of 41.12 ft. to a 5/8 inch iron rod found at the intersection of the East right-of-way line of Roberts Road and the South right-of-way line of Bauer-Hockley Road and the Northwest corner of said 46.6625 acre tract;

THENCE North 87 degrees 37 minutes 45 seconds East with the South right-of-way line of Bauer-Hockley Road (66 ft. right-of-way) a distance of 1127.03 ft. to a point marking the intersection of the South right-of-way line of said road with the West right-of-way line of Holy See Road (40 ft. right-of-way);

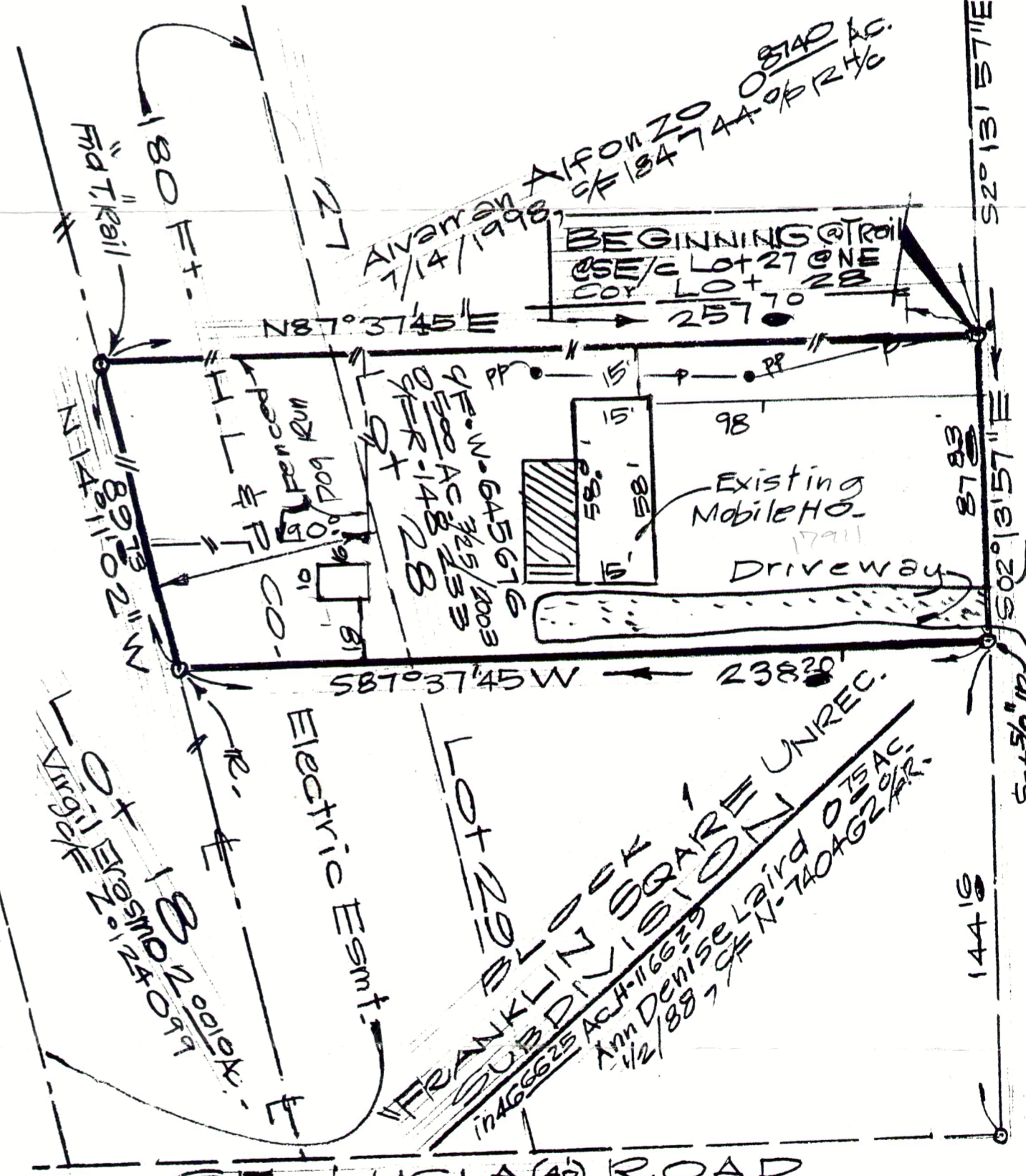
THENCE South 02 degrees 13 minutes 57 seconds East with the West right-of-way line of said Holy See Road a distance of 839.71 ft. to a T-rail found at an old fence corner marking the Northeast corner of Lot 28 and the Southeast corner of Lot 27 conveyed to Alvaran Alfonso as 0.8740 acre tract in instrument dated July 14, 1998 in Clerks File No. 18-744 of the Official Public Records of Harris County which marks the Northeast corner and PLACE OF BEGINNING of the herein described 0.5000 acre tract;

THENCE South 02 degrees 13 minutes 57 seconds East with the West right-of-way line of Holy See Road a distance of 87.83 ft. to a 5/8 inch iron rod set near a fence post marking the Southeast corner of the herein described tract and marking the Northeast corner of Lot 29 conveyed to Ann Denise Laird as 0.75 acre tract described in instrument dated January 2, 1988 in Clerks File No. N-740462 of the Official Public Records of Harris County;

THENCE South 87 degrees 37 minutes 45 seconds West with the North boundary of said Laird Tract and the division line between Lots 28 and 29 a distance of 238.20 ft. to an iron rod set in a fence line marking the centerline of an H. L. and P. Co. 180 ft. right-of-way easement;

THENCE North 14 degrees 11 minutes 02 seconds West with the centerline of said easement and the West boundary of this tract with the Easterly boundary of Lot 18 conveyed to Virgil Erasmo as 2.0010 acre in Clerks File No. Z-124099 of the Official Public Records of Harris County a distance of 89.73 ft. to a T-rail found at the Northwest corner of Lot 28 and the Southwest corner of Lot 27 conveyed to Alfonso;

THENCE North 87 degrees 37 minutes 45 seconds East with an old fence line and the division line between Lots 28 and 27 a distance of 257.70 ft. to the PLACE OF BEGINNING and containing 0.5000 acre of land and being known as 17911 Holy See Road, Hockley, Texas 77447.



**TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:**  
I CERTIFY THAT THIS IS A PLAT OF A SURVEY MADE ON THE GROUND OF A LOT CONTAINING 0.5000 ACRE KNOWN AS 17911 HOLY SEE, HOCKLEY, TX 77447 - THE PROPERTY OF JEFFREY ALAN LANGE (STEPHANIE) SHOWING ACCURATELY ALL IMPROVEMENTS REQUIRED BY THE STATE OF TEXAS IN SPECIFICATION CATEGORY IA, CONDITION II, AS SURVEYED BY ME ON THE GROUND OCT. 12, 2007. THE LEGAL DESCRIPTION BEING LOT 28, BLK. 1 OF FRANKLIN SQUARE UNREC. HARRIS COUNTY, TEXAS, CORRECT DEEDS OF WHICH IS RECORDED IN VOLUME 17, PAGE 223 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS. ALL CORNERS ARE MARKED AS SHOWN HEREON. THERE ARE NO FENCES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY, PAVING, BOUNDARY CONFLICTS, WATERWAYS, OR SHORTAGES IN AREA, EXCEPT AS SHOWN, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. LOT LIES IN A ZONE X DESIGNATION, AND IS NOT IN 100 YEAR FLOOD PLAIN, PER COMMUNITY PANEL #4829 CO195L FLOOD INFORMATION RATE MAP DATED 6/18/07 FIELD REF B.S. DRAWN BY: CM SCALE: 1" = 40 FT

**THE MCKINLEY COMPANY, INC**  
P.O. Box 4218  
Pasadena, Texas 77502  
Phone: (713) 473-3502



By: *C.A. McKinley* PRES.  
C.A. MCKINLEY LICENSE NO. 1184  
REGISTERED PROFESSIONAL STATE OF TEXAS  
LAND SURVEYOR

Alacritty Mortgage Co.

HOLY SEE ADDRESS = 17911 (45) ROAD (Asph. Surface)

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 04/06/2020

GF No. \_\_\_\_\_

Name of Affiant(s): Jeffrey A. Lange and Stephanie E. Lange

Address of Affiant: 17911 Holy See St., Hockley, TX 77447

Description of Property: 2008 CMH INDEPENDENCE 32X52 COLOR UNKNOWN HUD# HWC038 8963 SERIAL# CSS009058TXA OWNS LAND

County Harris County, Texas

"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 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 Title Company may make exceptions to the coverage of the title insurance as Title 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 \_\_\_\_\_ 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 (If None, Insert "None" Below): \_\_\_\_\_

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.

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.

*Jeffrey A. Lange*

SWORN AND SUBSCRIBED this 2nd day of June, 2020

Notary Public *Chenghui Xie*

