



SCALE 1" = 30'

Bill Graves 10-5-2012
** Richard Helge 10/5/12*

JOHN M. WILLIAMS
 VOL. 9261 PG. 20
 D.R.L.C.

LEGEND

[Symbol]	GRAVEL
[Symbol]	CONCRETE
[Symbol]	WOOD DECK
[Symbol]	COVERED AREA
[Symbol]	10312 FRAME SPED ON BLOCKS
[Symbol]	FENCE
[Symbol]	CHAIN LINK
[Symbol]	WOOD
[Symbol]	WOOD SHED

SAUNDRA MEL TEG KENNEDY
 VOL. 9355 PG. 357
 D.R.L.C.

JOHNNY L. JOHNSON
 & DEBORAH L. JOHNSON
 FILE NO. 2010002645
 D.P.R.L.C.

LEON JOHNSON
 VOL. 10821 PG. 92
 D.R.L.C.

THOMAS GRIFFIN
 & TERESA GRIFFIN
 FILE NO. 2011001763
 D.P.R.L.C.

0.5636-ACRE
 (25,924 SQ. FT.)
 THOMAS GRIFFIN
 & TERESA GRIFFIN
 FILE NO. 2010003121
 D.P.R.L.C.

A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 0.5636 ACRE (25,424 SQUARE FEET)
 SITUATED IN THE CHARLES SMITH SURVEY, ABSTRACT 343, LIBERTY COUNTY, TEXAS.



PROJECT: THOMAS JAMES SURDEN
 ADDRESS: 142 R-333 B (A.K.A. JOHNSON LANE)
 FLOOD CODE: "X"
 FLOOD MAP DATE: 5-2-2008
 FLOOD MAP COUNTY: LIBERTY



TITLE COMPANY
American Title Company
 1712011-1043
 036-484-0990
 6-30-2012

DATE: 7-18-2012
 TIME: 10:00 AM

1. ALL RECORDS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYING LAND TO THOMAS GRIFFIN AND TERESA GRIFFIN, RECORDED IN COUNTY CLERK'S FILE 2010003121 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.
 2. THIS SURVEY IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED HEREON.
 3. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED HEREON.
 4. THIS SURVEY IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED HEREON.
 5. THE SURVEY PLAN IS REFERENCED TO A MAPS ARE BOUNDARIES PREPARED BY SURVEY 1, INC. DATED JULY 2008.
 6. THERE ARE NO MATERIAL CHANGE CHANGES ON SUBJECT PROPERTY.
 7. AN EASEMENT IN G.W. FOR WATER DISTRIBUTION AS RECORDED IN VOL. 1445, PG. 378.
 8. A U.T.M. ADJUDGMENT AS RECORDED UNDER C.F. NO. 200506020 (DOES NOT AFFECT THIS PROPERTY)

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.5836 ACRE (25,424 SQUARE FEET) SITUATED IN
THE CHARLES SMITH SURVEY, ABSTRACT 343
LIBERTY COUNTY, TEXAS**

Being a tract of land containing 0.5836 acre (25,424 square feet), situated in the Charles Smith Survey, Abstract 343, Liberty County, Texas, being out of Lot 33 of Liberty Acres Extension, a subdivision recorded in Volume 1, Page 18 of the Map Records of Liberty County, Texas, being part of a tract of land conveyed unto Thomas Griffin and Teresa Griffin as recorded under County Clerk's File No. 2010013121 of the Official Public Records of Liberty County, Texas. Said 0.5836-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the northeast corner of said Lot 33;

THENCE South $86^{\circ} 28' 27''$ West, a distance of 802.80 feet to a set 1/2-inch iron rod with cap marked "Survey-1" for the northeast corner of said Griffin Tract and the northeast corner of said tract herein described;

THENCE South $03^{\circ} 29' 48''$ East with the east line of said Griffin Tract, a distance of 131.06 feet to a set 1/2-inch iron rod with cap marked "Survey-1" for the southeast corner of said Griffin Tract and the southeast corner of said tract herein described;

THENCE South $86^{\circ} 28' 27''$ West with the south line of said Griffin Tract, a distance of 193.86 feet to a set 1/2-inch iron rod with cap marked "Survey-1" for the southeast corner of a tract of land conveyed unto Thomas Griffin and Teresa Griffin as recorded under County Clerk's File No. 2011001763 of the Official Public Records of Liberty County, Texas, and for the southwest corner of said tract herein described;

THENCE North $03^{\circ} 36' 18''$ West with the east line of said Griffin Tract (2011001763), a distance of 131.06 feet to a set 1/2-inch iron rod with cap marked "Survey-1" for the northeast corner of said Griffin Tract (2011001763), and for the northwest corner of said tract herein described;

THENCE North $86^{\circ} 28' 27''$ East with the north line of said Griffin Tract (2010013121), a distance of 194.11 feet to the POINT OF BEGINNING and containing 0.5836 acre (25,424 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. dated July 18, 2012, job number 7-16657-12.

Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382



A handwritten signature in black ink, appearing to read "Richard Fussell".

July 18, 2012

**DESCRIPTION OF A 15' ACCESS EASEMENT CONTAINING
0.3098 ACRE (13,493 SQUARE FEET) SITUATED IN
THE CHARLES SMITH SURVEY, ABSTRACT 343
LIBERTY COUNTY, TEXAS**

Being a 15.00 foot wide access easement containing 0.3098 acre (13,493 square feet), situated in the Charles Smith Survey, Abstract 343, Liberty County, Texas, being out of Lot 33 of Liberty Acres Extension, a subdivision recorded in Volume 1, Page 18 of the Map Records of Liberty County, Texas. Said 0.3098-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the northwest corner of said Lot 33, being in the east right-of-way line of F.M. 1010;

THENCE South $07^{\circ} 35' 16''$ East with the east right-of-way line of said F.M. 1010, a distance of 123.91 feet to the northwest corner and POINT OF BEGINNING of said tract herein described;

THENCE North $86^{\circ} 28' 27''$ East, a distance of 900.10 feet to the northeast corner of said tract herein described;

THENCE South $03^{\circ} 29' 48''$ East, a distance of 15.00 feet to the southeast corner of said tract herein described;

THENCE South $86^{\circ} 28' 27''$ West, a distance of 899.03 feet to the southwest corner of said tract herein described, being in the east right-of-way line of said F.M. 1010;

THENCE North $07^{\circ} 35' 16''$ West with the east right-of-way line of said F.M. 1010, a distance of 15.04 feet to the POINT OF BEGINNING and containing 0.3098 acre (13,493 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. dated July 18, 2012, job number 7-16657-12.

Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382

July 18, 2012

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

Date: 01/04/2021 GF No. _____
Name of Affiant(s): Rachel Kerr & Fred Kerr
Address of Affiant: 143 Road 333b, Cleveland, TX 77327
Description of Property: MACDONALD, LOT 33, TRACT 1, ACRES .584
County Liberty, 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 TX, 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 July 18, 2012 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.

Fred Kerr
Rachel Kerr

SWORN AND SUBSCRIBED this 4th day of January, 2021.

Samantha Robilio
Notary Public

(TXR 1907) 02-01-2010

