

January 19, 2012

Bobby Callaway and Michelle Callaway
408 North 14th Street
Nederland, Texas 77627

TRACT 1

BEING a 0.3379 acre tract of land out of and part of Lots Numbered One, Two and Three (pt. of 1, 2 & 3) in Block Number Two (2) of the TOWN OF NEDERLAND, in Jefferson County, Texas, as the same appears upon the map or plat thereof, on file and of record in Volume 1 page 38 Map Records of Jefferson County, Texas, and being out of and part of that certain 0.4073 acre tract of land which was conveyed by Dale Rienstra and wife Jo Ann Rienstra to David P. Milton, Jr. and wife Judy C. Milton by deed recorded under County Clerk's File Number 2007023654 Official Public Records of Real Property, Jefferson County, Texas; said 0.3379 acre tract of land being more fully described as follows, to-wit:

BEGINNING at a found iron bolt at the most Westerly corner of said Lot 1, Block 2 TOWN OF NEDERLAND at the intersection of the Southeasterly right of way line of Detroit Avenue and the Northeasterly right of way line of North 14th Street in Nederland, Texas;

THENCE North 41 deg. 13 min. 00 sec. East with the Southeasterly right of way line of Detroit Avenue and the Northwesterly line of said Lot 1, for a distance of 92.00 feet to a found 1/2 inch iron rod for corner;

THENCE South 48 deg. 47 min. 00 sec. East, crossing said Lots 1, 2 and 3, for a total distance of 160.00 feet to a found 1/2 inch iron rod for corner in the Northwesterly right of way line of Chicago Avenue;

THENCE South 41 deg. 13 min. 00 sec. West with the Northwesterly right of way line of Chicago Avenue and the Southeasterly line of said Lot 3, for a distance of 92.00 feet to a found 1/2 inch iron rod for corner;

THENCE North 48 deg. 47 min. 00 sec. West with the Northeasterly right of way line of North 14th Street, for a distance of 160.00 feet to the place of BEGINNING, enclosing 0.3379 acres of land, more or less.



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TRACT 2

BEING a 0.0551 acre tract of land out of and a part of Lots Numbered One, Two and Three (pt. of 1, 2 & 3) in Block Number Two (2) of the TOWN OF NEDERLAND, in Jefferson County, Texas, as the same appears upon the map or plat thereof, on file and of record in Volume 1, Page 38 Map Records of Jefferson County, Texas, and being out of that certain 0.4073 acre tract of land conveyed by Dale Rienstra and wife Jo Ann Rienstra to David F. Milton, Jr. and Judy C. Milton by deed recorded under County Clerk's File Number 2007023654 Official Public Records of Real Property, Jefferson County, Texas, said 0.0551 acre tract being more fully described by metes and bounds as follows, to-wit:

COMMENCING at a found iron bolt for the most Westerly corner of Lot 1, Block 2 of the Town of Nederland at the intersection of the Northeast right of way line of North 14th Street and the Southeast right of way line of Detroit Avenue, and being the most Westerly corner of that certain 0.3379 acre tract of land conveyed by David F. Milton, Jr. and Judy C. Milton to Bobby Callaway and wife, Michelle Callaway recorded under County Clerk's File Number 2008010272 Official Public Records of Real Property, Jefferson County, Texas;

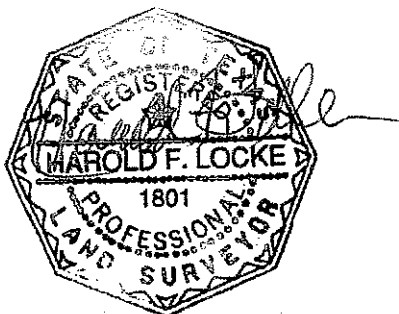
THENCE North 41 deg. 13 min. 00 sec. East with the Southeast line of Detroit Avenue for a distance of 92.00 feet to a found 1/2 inch iron rod marking the most Northerly corner of said Bobby Callaway et ux tract of land, and the POINT OF BEGINNING of the herein described 0.0551 acre tract;

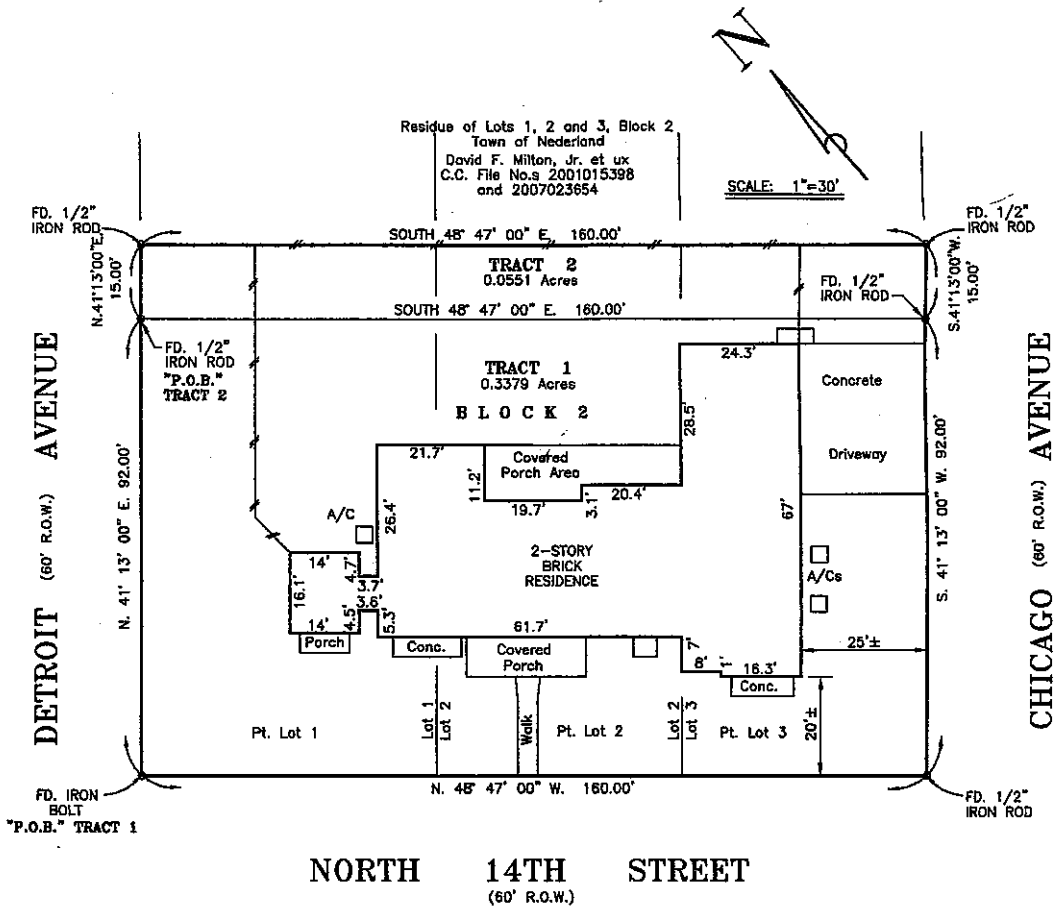
THENCE continuing North 41 deg. 13 min. 00 sec. East with the Southeast line of Detroit Avenue, for a distance of 15.00 feet to a found 1/2 inch iron rod for corner;

THENCE South 48 deg. 47 min. 00 sec. East for a distance of 160.00 feet to a found 1/2 inch iron rod for corner in the Northwest right of way line of Chicago Avenue;

THENCE South 41 deg. 13 min. 00 sec. West with the Northwest line of Chicago Avenue, for a distance of 15.00 feet to a found 1/2 inch iron rod for corner, also being the most Easterly corner of said Callaway 0.3379 acre tract of land;

THENCE North 48 deg. 47 min. 00 sec. West with the Northeast line of said Callaway 0.3379 acre tract, for a distance of 160.00 feet to the POINT OF BEGINNING, enclosing 0.0551 acres of land, more or less.





I certify that the above is a plat of two tracts of land, known as 408 North 14th Street, Nederland, Texas 77627, the property of Bobby Callaway and Michelle Callaway, as surveyed by me, and being more fully described as TRACT1 and TRACT 2 per the metes and bounds descriptions attached hereto and made a part hereof. This property is located in Flood Zone "B" which is an area between the 100 year and 500 year Flood Boundary per The Flood Insurance Rate Map of Nederland, Texas, Community-Panel Number 485492 0005 D, dated June 3, 1991. Census Tract Number 111.02.

Harold F. Locke
Harold F. Locke, R.P.L.S.
211 N. 14th Street
Nederland, Texas 77627

January 19, 2012



Bobby Callaway 1-25-12
Michelle Callaway 1-25-12

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

Date: September 14, 2021

GF No. _____

Name of Affiant(s): James K. Herrington

Address of Affiant: 11620 Ridgecrest Dr., Beaumont, TX 77705

Description of Property: LTS 1 2 3 TR 3 BLK 2 NEDERLAND .3379AC (408 N 14th Street, Nederland TX)

County Jefferson, 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."): N/A

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.

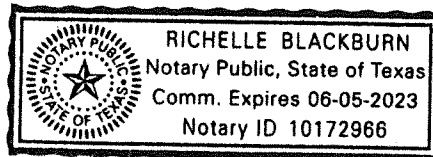
4. To the best of our actual knowledge and belief, since January 19, 2012 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary 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.

[Signature]
James K. Herrington



SWORN AND SUBSCRIBED this 15th day of September, 2021
[Signature]
Notary Public