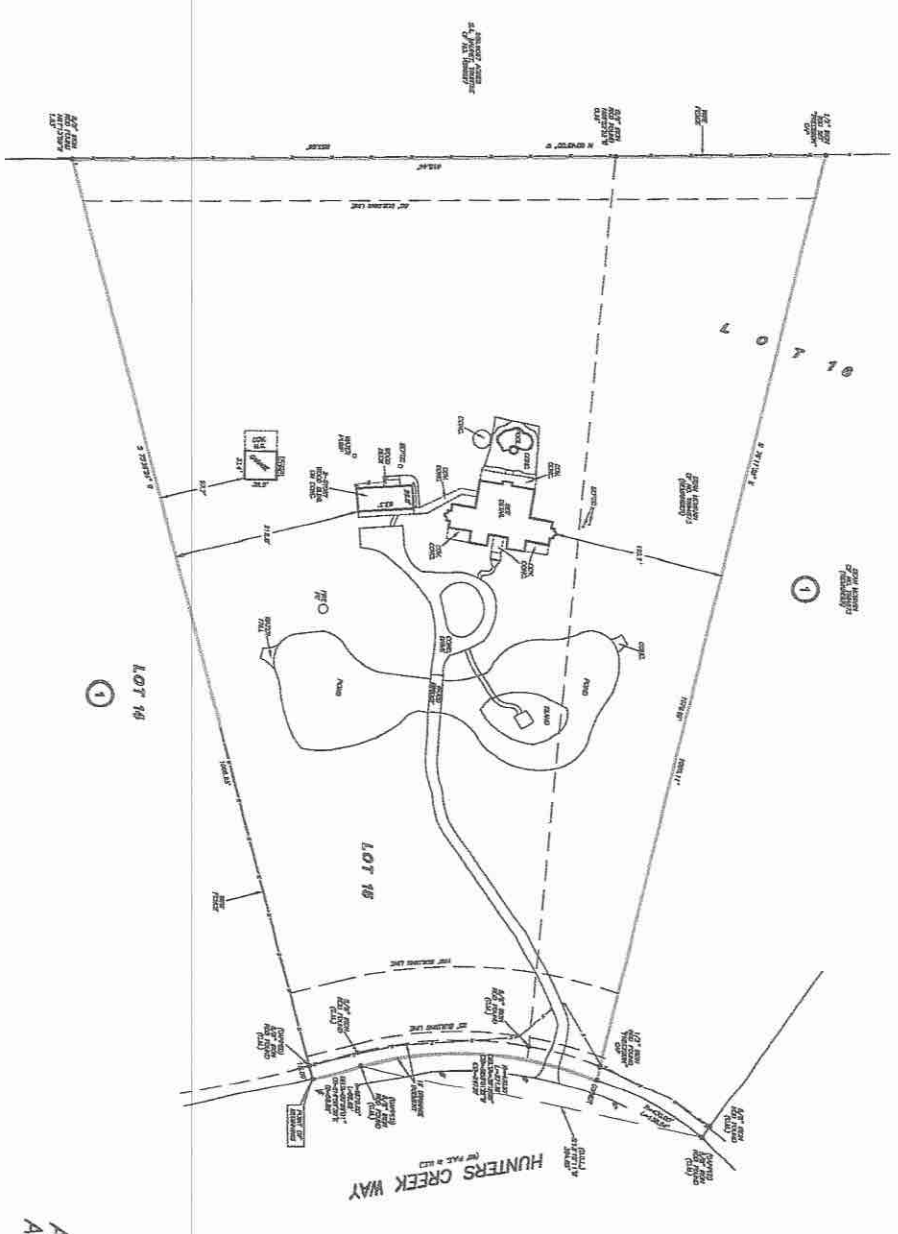


ADDRESS: 1007 HUNTERS CREEK WAY
 HOCKLEY, TEXAS 77447
 OWNER: DEAN MICHAEL

THIS PROPERTY IS ATTACHED BY THE
 TO THE 14.1347 ACRES OF LOT 15 AND
 A PORTION OF LOT 16
 HUNTERS CREEK ESTATES
 DEVELOPMENT
 MAP RECORDS NO. 426035 Q18 L
 DATE RECORDED 05/18/2007
 ZONE 7E
 1.5 ACRES OF THIS PROPERTY IS BEING
 REDEVELOPED INTO 5 LOTS
 1.5 ACRES OF THIS PROPERTY IS BEING
 REDEVELOPED INTO 5 LOTS
 1.5 ACRES OF THIS PROPERTY IS BEING
 REDEVELOPED INTO 5 LOTS



SCALE: 1" = 30'

I, HERBERT ADAMS, THE SURVEYOR, BE AWARE
 OF THE ABOVE AND THE FACTS CONCERNING
 THE SAME, AND I HEREBY CERTIFY THAT THE
 SAME ACCURATELY REPRESENT THE ACTUAL
 POSSESSION AND ADJACENT INTERESTS
 OF THE PARTIES HERETO AND THE SAME
 AS SHOWN BY THE RECORDS OF THE
 COUNTY CLERK OF TARRANT COUNTY, TEXAS,
 DATED OCTOBER 12, 2007.

TARRANT COUNTY, TEXAS
 HERBERT ADAMS
 SURVEYOR
 1100 W. 14TH STREET
 FORT WORTH, TEXAS 76104
 OCTOBER 12, 2007



14.1347 ACRES
 ALL OF LOT 15 AND
 A PORTION OF LOT 16
 BLOCK 1
 HUNTERS CREEK ESTATES

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN FILM CODE NO. 426035 OF THE MAP RECORDS
 OF TARRANT COUNTY, TEXAS (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

1511 W. BRISTOL, SUITE 100, FORT WORTH, TEXAS 76104
 DRAWN BY: JIB



PRECISION SURVEYORS
 1511 W. BRISTOL, SUITE 100, FORT WORTH, TEXAS 76104
 (817) 343-1888 FAX (817) 343-1889
 (817) 343-1890 FAX (817) 343-1891
 (817) 343-1892 FAX (817) 343-1893
 (817) 343-1894 FAX (817) 343-1895
 (817) 343-1896 FAX (817) 343-1897
 (817) 343-1898 FAX (817) 343-1899
 (817) 343-1900 FAX (817) 343-1901

STATE OF TEXAS

§
§
§
§
§

COUNTY OF HARRIS

Metes & Bounds Property Description

A tract of land containing 14.1347 Acres, being all of Lot 15 and a portion of Lot 16, Block 1, Hunters Creek Estates according to the map or plat thereof recorded in Film Code No. 426035 of the Map Records of Harris County, Texas, being a portion of a tract recorded in the name Dean McMann under Harris County Clerk's File (H.C.C.F.) No. T564573 of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Film Code No. 426035 of the Map Records of Harris County, Texas)

BEGINNING at point on the west line of Hunters Creek Way (60 Foot wide Public Access Easement & Utility Easement), being the southeast corner of said Lot 15, and being the southeast corner of this tract;

THENCE, SOUTH 75° 35' 24" WEST, with the north line of Lot 14, passing at a distance of 15.00 Feet a 5/8 Inch iron rod found and continuing for a total distance of 1,086.95 Feet to a point at the southwest corner of said Lot 15, being the southwest corner of this tract from which a 5/8 Inch iron rod found bears North 61° 13' 59" West, a distance of 1.83 Feet;

THENCE, NORTH 00° 45' 00" WEST, with an east line of a tract recorded in the name of S.A. Mauney, Trustee under H.C.C.F. No. V886527 of the R.P.R.H.C.T., passing at a distance of 615.44 Feet a point at the west or rear common corner of the aforementioned Lots 15 & 16 (from which a 5/8 Inch iron rod found bears North 56° 52' 22" West, a distance of 0.96 Feet) and continuing for a total distance of 853.66 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northwest corner of this tract;

THENCE, SOUTH 76° 11' 36" EAST, across and through said Lot 16, with the south line of the remainder of the aforementioned McMann Tract, passing at a distance of 1,079.99 Feet a 1/2 Inch iron rod with a "Precision" cap found, and continuing for a total distance of 1,095.11 Feet to a point on the aforementioned west line of Hunters Creek Way at the northeast corner of this tract (from which a 5/8 Inch iron rod found bears North 30° 21' 15" East, a distance of 137.94 Feet, from said 5/8 Inch iron rod found a second 5/8 Inch iron rod found bears North 54° 57' 01" West, a distance of 15.05 Feet);

THENCE, in a southwesterly direction with the arc of a curve to the left, having a radius of 430.00 Feet, and arc length of 271.69 Feet, a central angle of 36° 12' 08" and a chord bearing of SOUTH 03° 01' 25" WEST, and a chord distance of 267.20 Feet to a 5/8 Inch iron rod found at a corner of this tract (from which a second 5/8 Inch iron rod found bears South 74° 55' 20" West, a distance of 15.00 Feet);

THENCE, in a southeasterly direction with the arc of a curve to the right, having a radius of 6,970.00 Feet, and arc length of 56.82 Feet, a central angle of 00° 28' 01" and a chord bearing of SOUTH 14° 50' 38" EAST, and a chord distance of 56.82 Feet to the POINT OF BEGINNING and containing 14.1347 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 20-03710
October 12, 2020

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

Date: _____ GF No. _____

Name of Affiant(s): Dean E. McMann and Ronda L. McMann

Address of Affiant: 1007 Hunters Creek Way, Hockley, TX 77447

Description of Property: 1007 Hunters Creek Way, Hockley, TX 77447

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 October 12, 2020 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.

Ronda McMann

SWORN AND SUBSCRIBED this 7th day of MAY, 2022

Juzar A Lokhanwala

Notary Public
(TXR 1907) 02-01-2010

