



TITLE COMPANY

TRUSTED SINCE 1901

TARVER

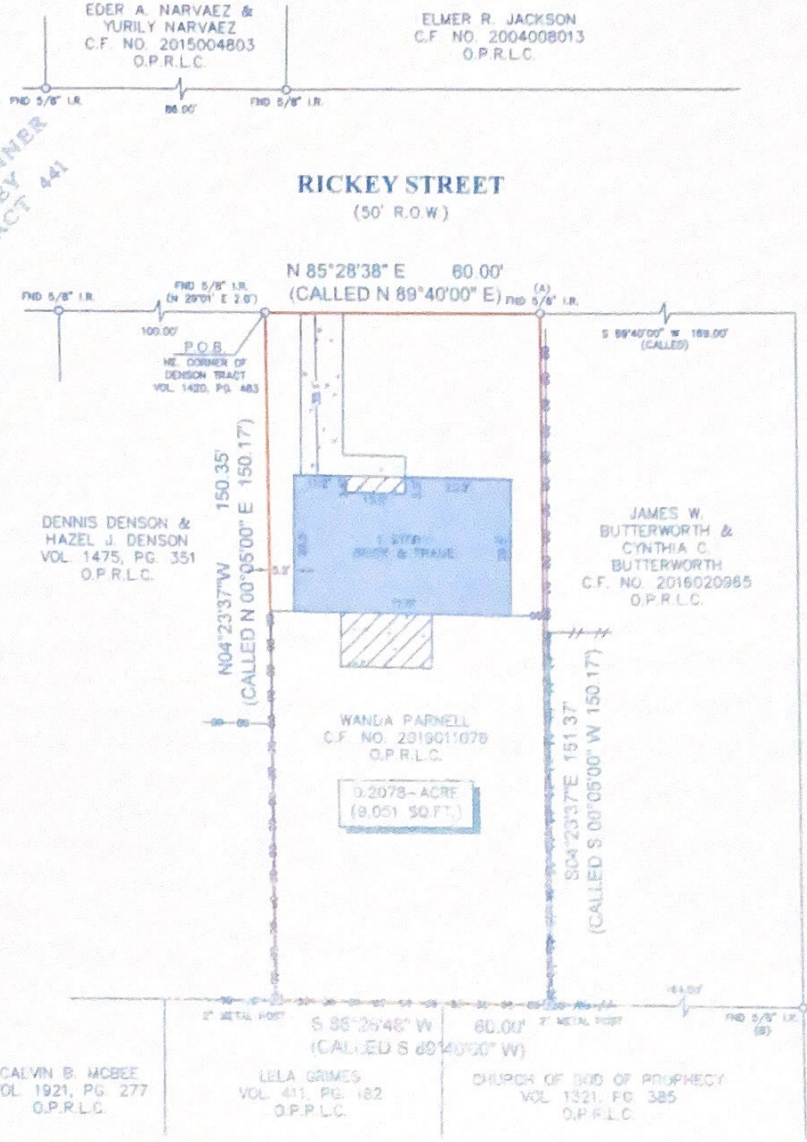
ABSTRACT CO.
A FORTIS TITLE COMPANY

281-593-1157

D.F. # 2020109194-CP ISSUE DATE NOVEMBER 3, 2020



JOSEPH FENNER
SURVEY
ABSTRACT 441



NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PIONEER DEED CONVEYED UNTO WANDA PARNELL, RECORDED IN COUNTY CLERK'S FILE NO. 2019011079 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON NOVEMBER 3, 2020, UNDER D.F. NO. 2020109194-CP.

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD CHAIN LINK

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.2078 ACRE (9,051 SQUARE FEET) SITUATED IN THE JOSEPH FENNER SURVEY, ABSTRACT 441, LIBERTY COUNTY, TEXAS, BEING CONVEYED TO KENNETH A. JOHNSON AS SHOWN ON INSTRUMENT IN PROBATE COURT NO. 8592 LIBERTY COUNTY PROBATE COURT RECORDS, AND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1420, PAGE 483 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON NOVEMBER 18, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCUMBRANCES OR EIGHTHMENTS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
RPLS #4148

CLIENT: SHANNE HUNTER
ADDRESS: 704 RICKEY STREET

www.survey1inc.com
survey1@survey1inc.com

FIELD CREW: JO SF
TECH: EF

DATE: 11-23-20

300# 11-90739-20

Survey 1, Inc.
You and Survey Company
Firm Registration No. 100708-00
P.O. Box 2843 | Arden, TX 77812 | (281) 593-1362

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

Date: March 2nd 2023 GF No. _____
Name of Affiant(s): Shiaine Hunter
Address of Affiant: 704 Ricken Street Cleveland, TX 77327
Description of Property: 000441 Joseph Fenner Tract 199, ACRES 0.207
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 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 November 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): 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.
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.

SWORN AND SUBSCRIBED this 2nd day of March, 2023.

Notary Public
(TXR 1907) 02-01-2010

