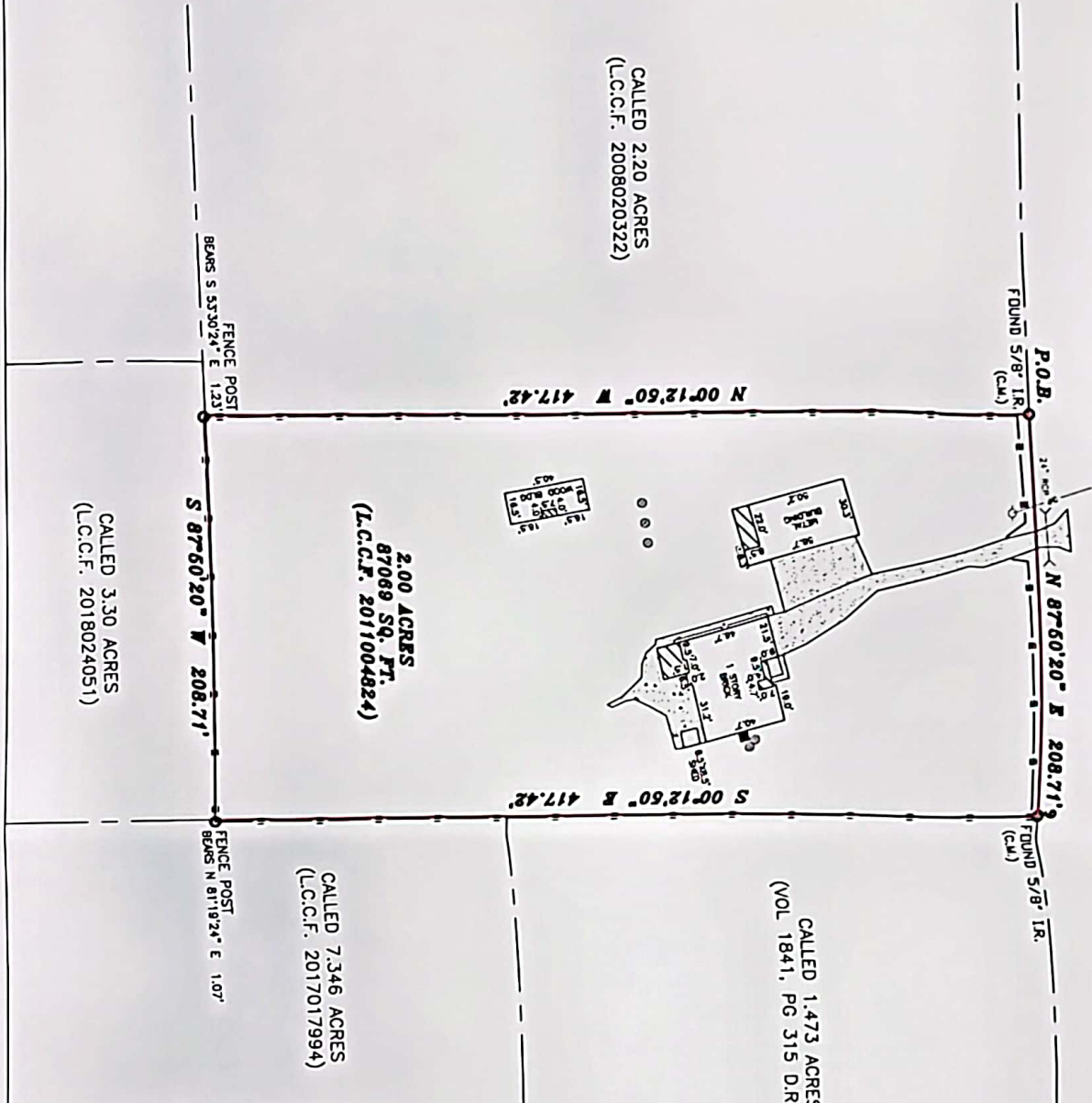


894 COUNTY ROAD 450
(R.O.W. UNKNOWN)



LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- AC PAD
- ◊ POWER POLE
- ⊞ SEPTIC PUMP
- ⊞ SEPTIC TANK
- ⊙ TELE PEDESTAL
- ▨ COVERED AREA
- ▨ ASPHALT/GRAVEL
- ▨ CONCRETE
- HOG WIRE FENCE
- OVERHEAD POWER

NOTES:
THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A METRIC LETTER AND BOARD OCCUPATION AGREEMENT. THE SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNRECORDED EASEMENTS OR RIGHTS. THE SURVEYOR HAS BEEN ADVISED BY THE RECORD OWNER THAT THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE. THE SURVEYOR HAS BASED ON SCALING THE SUBJECT TRACT ON THE PINS ANY ACTUAL FLOODING DIRECTION. SURVEYOR HAS NOT RESEARCHED FOR THE EXISTENCE OF THE PINS.

1" = 60'

DESCRIPTION: BEING A 2.00 ACRE PARCEL OF LAND

RECORDATION: COUNTY: TX; ABSTRACT: LIBERTY, A-107

RECORD OWNER: W. SMITH, A-107

TITLE COMPANY: CHICAGO TITLE

PURCHASER: JOHNNY & TRACE WOOD

LANDER: LANDDEPOT.COM, LLC

ADDRESS: 894 COUNTY ROAD 450 DAYTON, TX 77535

FIELD WORK: LK

DRAWN BY: DK, JR

CHECKED BY: DK, SR

C.F. NUMBER: 28373141

JOB #: 2003058

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID E. KING
1503

KING'S LAND SURVEYING SOLUTIONS, LLC
Professional Land Surveyors
211 Green Road, P.O. Box 1799, Canton, TX 75940

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

Date: _____ GF No. _____

Name of Affiant(s): Johnny Bertram Wood, Tracie Winningham-Wood

Address of Affiant: 894 CR-450, Dayton, Texas 77535

Description of Property: 000107 W D SMITH, TRACT 65, ACRES 2.0

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 3/5/2020 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): small house was removed

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.

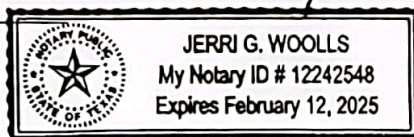
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
Johnny Bertram Wood

[Signature]
Tracie Winningham-Wood

SWORN AND SUBSCRIBED this 10th day of February, 2023

[Signature]
Notary Public



(TXR-1907) 02-01-2010




KLS
**KING'S LAND SURVEYING
SOLUTIONS, LLC**
Professional Land Surveyors
www.kingslandsurveying.com
"We set the boundaries you need in life"

METES AND BOUNDS
2.00 ACRE PARCEL
LOCATED IN THE
W. SMITH SURVEY,
ABSTRACT 107,
LIBERTY COUNTY, TEXAS

Being a 2.00 acre parcel of land situated in the W. Smith Survey, Abstract 107, Liberty County, Texas, and being the same property as described in Liberty County Clerk's File 2011004824, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the southern right of way of County Road 450 (unknown R.O.W.) for the northeast corner of the called 2.20 acres as recorded in L.C.C.F. 2008020322, and marking the northwest corner of the herein described parcel;

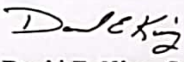
THENCE, North 87° 50' 20" East, a distance of 208.71 feet along the southern right of way of County Road 450 to a 5/8" iron rod found for the northwest corner of the called 1.473 acres as recorded in Volume 1841, Page 315 of the Deed Records of Liberty County, and marking the northeast corner of the herein described parcel;

THENCE, South 00° 12' 50" East, a distance of 417.42 feet along the western lines of the called 1.473 acres and the called 7.346 acres as recorded in L.C.C.F. 2017017994 to a point for corner, from which a fence post found bears North 81° 19' 24" East, a distance of 1.07 feet, for the northeast corner of the called 3.30 acres as recorded in L.C.C.F. 2018024051, and marking the southeast corner of the herein described parcel;

THENCE, South 87° 50' 20" West, a distance of 208.71 feet along the northern line of the called 3.30 acres to a point for corner, from which a fence post found bears South 53° 30' 24" East, a distance of 1.23 feet, for the southeast corner of the called 2.20 acres, and marking the southwest corner of the herein described parcel;

THENCE, North 00° 12' 50" West, a distance of 417.42 feet along the eastern line of the called 2.20 acres back to the **POINT OF BEGINNING** and containing 2.00 acres of land.

This metes and bounds description was made in conjunction with a survey plat.


David E. King, Sr.
King's Land Surveying Solutions, LLC
March 5, 2020
Job Number 2003058
Firm Number 10152100

