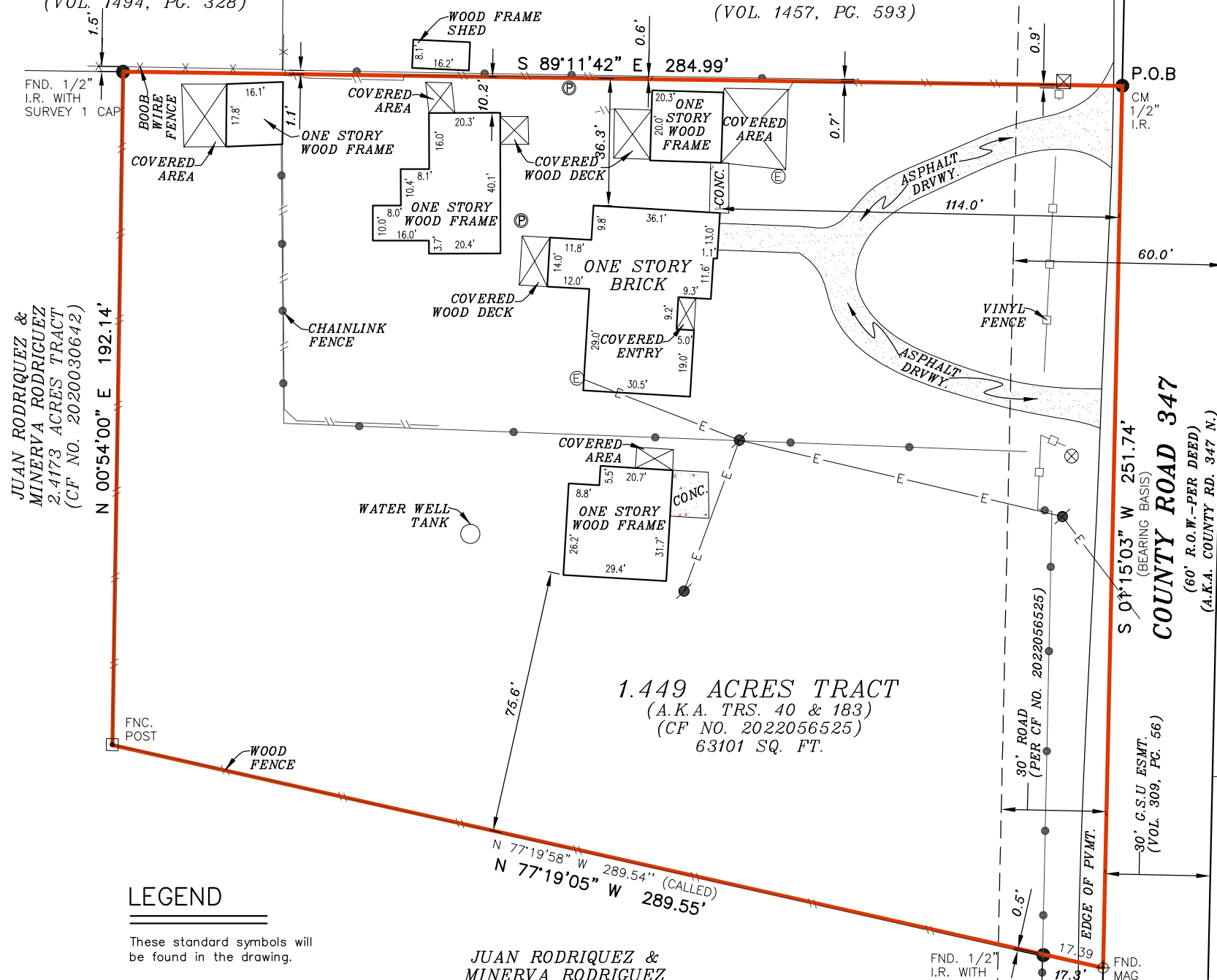


NOBLE BRYANT ARRENDELL
21.65 ACRES TRACT
(VOL. 1494, PG. 328)

RICKEY EUGENE YOUNG
0.898 ACRE TRACT
(VOL. 1457, PG. 593)

JUAN RODRIGUEZ &
MINERVA RODRIGUEZ
2.4173 ACRES TRACT
(CF NO. 2020030642)



1.449 ACRES TRACT
(A.K.A. TRS. 40 & 183)
(CF NO. 2022056525)
63101 SQ. FT.

JUAN RODRIGUEZ &
MINERVA RODRIGUEZ
2.4173 ACRES TRACT
(CF NO. 2020030642)

FLOOD INFORMATION
FIRM: 48291C PANEL: 0275 C
REV. DATE: 05/02/2008
ZONE: "X & SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

MICHAEL TOMMY SAGER &
CARLY ANNE SAGER
3.977 ACRES TRACT
(CF NO. 2016016287)

LOT 72

LOT 71

LOT 70

LOT 69

CAMINO REAL
SECTION TWO
(CF NO. 2015012997)
BLOCK 3

COUNTY ROAD 347
(60' R.O.W.-PER DEED)
(A.K.A. COUNTY RD. 347 N.)

SURVEYOR'S NOTE(S):

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY GF NO. 23126277GA ISSUED ON 06/12/23.

THE DEEDED BEARINGS AND DISTANCES DOES NOT REPRESENT A MATHEMATICALLY CLOSED FIGURE; THE BOUNDARY, AS DEPICTED HEREON, IS BASED UPON THE MONUMENTATION AS FOUND ON-THE-GROUND, AND THE APPARENT INTENT OF THE SUBD. PLAT.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

Being a 1.449 acre tract of land located in the Ann Holshouse Survey, A-208, Liberty County, Texas; said 1.449 acre tract being out of a called 7.9-acre tract, described in Volume 270, Page 431, of the Deed Records, Liberty County (D.R.L.C.), Texas, and being all of a called 1.4486-acre tract of land described in Clerk's File Number 2018003024, of the Official Public Records, Liberty County (O.P.R.L.C.), Texas; said 1.449 acre tract being more particularly described by metes and bounds as follows (bearings are based on said 1.4486-acre tract);

BEGINNING at 1/2-inch iron rod found for the northeast corner of said 1.4486-acre tract, and said 7.9-acre tract, being in County Rd. 347 N. (60 feet wide);

THENCE, South 01 degrees 15 minutes 03 seconds West, a distance of 251.74 feet, with the east line of said 1.4486-acre tract, to a Mag Nail found for the southeast corner of said 1.4486-acre tract, and the most southerly northeast corner of a called 2.4173-acre tract described in a deed to Juan Rodriguez & Minerva Rodriguez in Clerk's File Number 2020030642 O.P.R.L.C.;

THENCE, North 77 degrees 19 minutes 05 seconds West, a distance of 289.55 feet, with the common line of said 1.4486-acre tract and said 2.4173-acre tract, passing a found 1/2-inch iron rod with cap stamped "Survey1" at 17.39 feet, continuing to a wood fence post for the southwest corner of said 1.4486-acre tract and an interior corner of said 2.4173-acre tract;

THENCE, North 00 degrees 54 minutes 00 seconds East, a distance of 192.14 feet, continuing with said common line, to a 1/2-inch iron rod with cap stamped "Survey1" found for a common north corner of said 1.4486-acre tract and said 2.4173-acre tract, on the south line of a called 21.65-acre tract, described in a deed to Noble B. Arrendell, recorded in Volume 1494, Page 328, being on the north line of said 7.9-acre tract;

THENCE, South 89 degrees 11 minutes 42 seconds East, a distance of 284.99 feet, with the north line of said 1.4486-acre tract and said 7.9-acre tract, the south line of said 21.65-acre tract, and the south line of a called 0.898 acre tract described in a deed to Rickey Eugene Young, recorded in Volume 1457, Page 593, to the **POINT OF BEGINNING** and containing 1.449 acres of land.

GRAPHIC SCALE



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- //— WOOD FENCE
- VINYL FENCE
- x-x BOOB WIRE FENCE
- CHAINLINK FENCE
- E—E OVERHEAD ELECTRIC
- FOUND IRON ROD
- ⊕ FOUND MAG NAIL
- FENCE POST
- POWER POLE
- ⊗ CABLE PEDESTAL
- ⊗ TELEPHONE PEDESTAL
- ⊕ PROPANE TANK
- ⊕ ELECTRIC METER
- CM CONTROL MONUMENT

LAND TITLE SURVEY

JOB NO.:	2306039973	NO.	REVISION	DATE
DATE:	06/20/23			
DRAWN BY:	SK/AV			
APPROVED BY:	LJD			

I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FRONTIER TITLE COMPANY - WH, LLC and that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: BEING A 1.449 ACRES PARCEL OF LAND recorded in Clerk's File 2022056525, of the Map/Deed and Plat Records of LIBERTY County, Texas, located in the ANN HOLHOUSE LEAGUE, A-208
Borrower/Owner: BRANDON YARBROUGH
Address: 1431 & 1411 COUNTY ROAD 347, CLEVELAND, TX 77327 GF No. 23126277GA

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

Overland Consortium Inc.
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

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

Date: 12/22/2023 GF No. _____
Name of Affiant(s): Brandon Yarbrough
Address of Affiant: 14911 Parkville Dr Houston TX 77068
Description of Property: 1431 County Road 347 North, Cleveland, TX 77327
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 06/20/2023 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): no changes

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.

<i>Brandon Yarbrough</i>	dotloop verified 12/22/23 6:32 PM CST COXY-HNZK-YEKKYPHZ

SWORN AND SUBSCRIBED this 22 day of December, 2023.

Notary Public

(TXR 1907) 02-01-2010