

66.45' R=433.39'

424.53'

S 87° 53' 07" W 455.62'

FOUND 5/8" IRON ROD W/ CAP BAKER & LAWSON

LOT 5
(13005148) FILE NO.
OFFICIAL RECORDS

1.77 ACRES

S 11° 27' E 179.66'

S 11° 27' E 179.45'

S 11° 18' E 179.45'

SET 1/2" IRON ROD

390.44'

LOT 6
(13006881) FILE NO.
OFFICIAL RECORDS

N 87° 30' 06" E 421.52'
S 87° 30' 06" W

31.06'

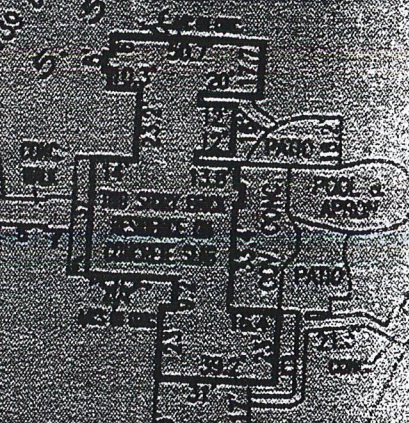
CH-S 6° 30' 30" W
95.13' R=164.27'

50.00'

50.00'

LOT 7
(13006881) FILE NO.
OFFICIAL RECORDS

VOLUME 140, PAGE 730 USED RECORDS
A L L E D
CONCRETE DRIVE



LOT 8
(13006881) FILE NO.
OFFICIAL RECORDS

LOT 34
(96)025080 FILE NO.
OFFICIAL RECORDS

5.71 ACRES

FOUND 1/2" IRON PIPE

S 1° 45' W
30.00'

60' WIRE S 87° 29' 12" E 448.61'

LOT 9
(18857701) FILE NO.
OFFICIAL RECORDS

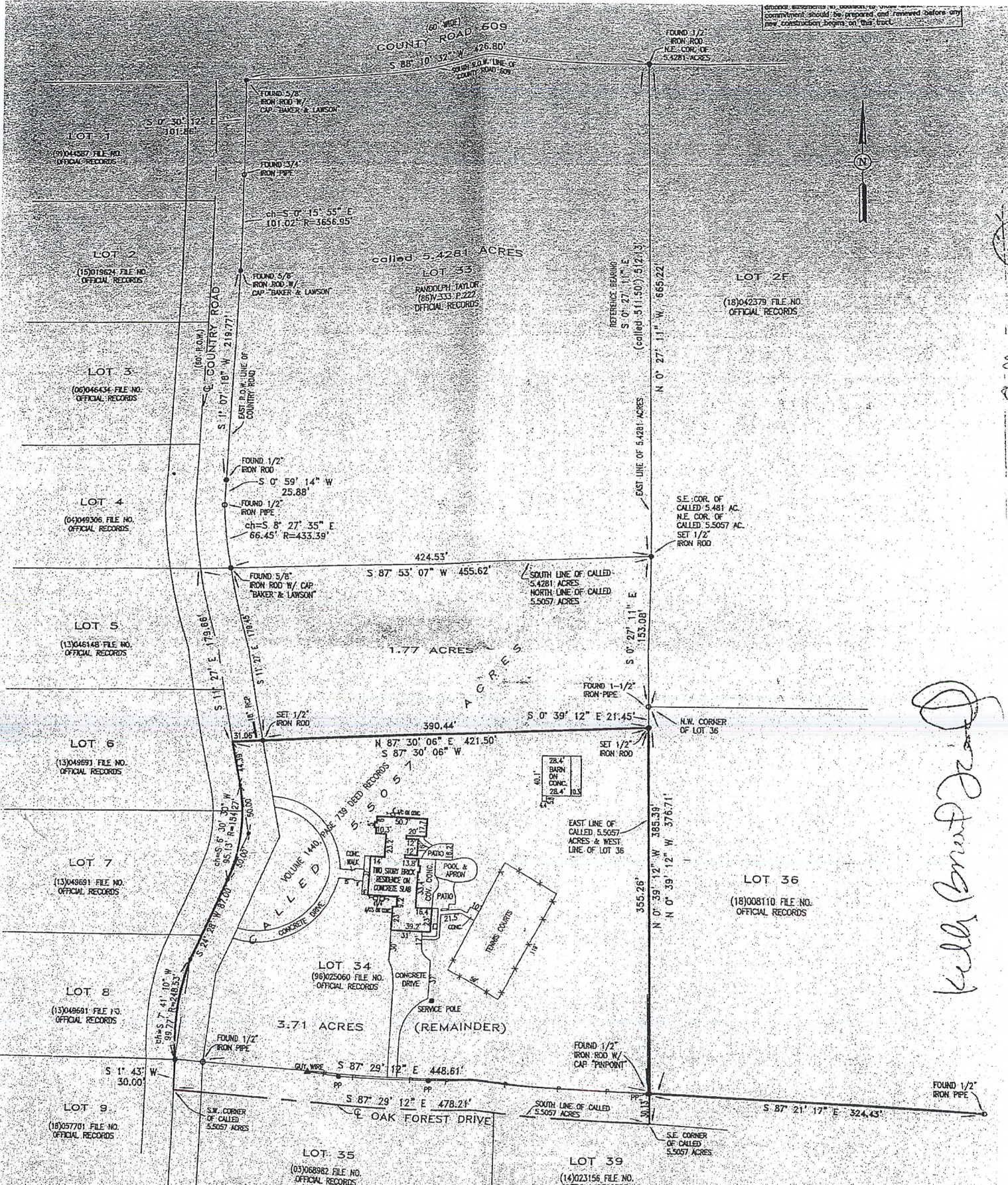
SM. CORNER OF CALLED 23.87 ACRES

S 87° 29' 12" E 478.21'

OAK FOREST DRIVE

LOT 35
(18857701) FILE NO.
OFFICIAL RECORDS

Graphic representation of construction survey should be prepared and reviewed before any new construction begins on this tract.



Kelly Brent J...

A PLAT OF A 3.71 ACRE TRACT, OUT OF A 5.48 ACRE TRACT, (CALLED 5.5057 ACRES), KNOWN AS LOT 34 OF OAKWOOD CREEK ESTATES, SECTION ONE, AN UNRECORDED SUBDIVISION IN THE CORNELIUS SMITH SURVEY, ABSTRACT 129, BRAZORIA COUNTY, TEXAS, SAID CALLED 5.5057 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN VOLUME 140, PAGE 739 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 3.71 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

SCALE 1" = 60'

BY RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, ANGLETON, TEXAS, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A REPRESENTATION OF A FIELD SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN JANUARY, 2018, AND THAT ALL CORNERS SHOWN WERE EITHER FOUND OR ESTABLISHED BY ME.

CERTIFIED: *Randy L. Stroud*
 RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE #2112



NOTE: ALL SET 1/2" IRON RODS HAVE CAP STAMPED R.P.L.S. 2112 & R.P.L.S. 6012.



IN THE OFFICE OF
 RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
 111 SOUTH WELLS
 SILENT, TEXAS 77515
 2849-3141

Randy L. Stroud, P.E.
Civil Engineer and Land Surveyor
201 South Velasco
Angleton, Texas 77515
(979) 849-3141 Fax # (979) 849-9444

Randy L. Stroud, PE
RPLS #2112

FIRM NO. 10020500

Brian G. Fambrough
RPLS # 6017

FIELD NOTES OF A 3.71 ACRE TRACT OUT OF A 5.48 ACRE TRACT (CALLED 5.5057 ACRES) KNOWN AS LOT 34 OF OAKWOOD CREEK ESTATES, SECTION ONE, AN UNRECORDED SUBDIVISION IN THE CORNELIUS SMITH SURVEY, ABSTRACT 129, BRAZORIA COUNTY, TEXAS; SAID CALLED 5.5057 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1440, PAGE 739 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 3.71 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found in the South right-of-way line of County Road 609; said rod marking the Northeast corner of a called 5.4281 acre tract, known as Lot 33 of Oakwood Creek Estates, Section One, and described in a deed recorded in Volume (86) 333, Page 222 of the Official Records of Brazoria County, Texas;

- THENCE; South 0° 27' 11" East (Reference Bearing) 512.13 feet (called 511.50 feet), along the East line of said called 5.4281 acre tract, to a 1/2" iron rod set at the Southeast corner of said called 5.481 acre tract and the Northeast corner of said called 5.5057 acre tract;
- THENCE; South 0° 27' 11" East 153.08 feet, along the East line of said called 5.5057 acre tract, to a 1-1/2" iron pipe found for angle point in said East line;
- THENCE; South 0° 39' 12" East 21.45 feet, along the East line of said called 5.5057 acre tract, to a 1/2" iron rod set for the place of beginning of the herein described tract;
- THENCE; South 87° 30' 06" West, at 390.44 feet pass a 1/2" iron rod set in the East right-of-way line of Country Road (60 feet wide), and continue to a total distance of 421.50 feet to a point for corner in the centerline of Country Road;
- THENCE; South 11° 27' East 44.39 feet, along the centerline of Country Road, to a point at the beginning of a curve to the right having a radius of 154.27 feet;
- THENCE; Along the centerline of Country Road, around said curve to the right through a chord which bears South 6° 30' 30" West 95.13 feet to a point of tangency of said curve;
- THENCE; South 24° 28' West 87.00 feet, along the centerline of Country Road, to a point at the beginning of a curve to the left having a radius of 248.53 feet;

THENCE; Along the centerline of Country Road, around said curve to the left through a chord which bears South 7° 41' 10" West 99.77 feet to the end of said curve;

THENCE; South 1° 43' West 30.00 feet, along the centerline of Country Road, to a point for corner in the centerline of Oak Forest Drive at the Southwest corner of said called 5.5057 acre tract;

THENCE; South 87° 29' 12" East 478.21 feet, along the centerline of Oak Forest Drive, also being the South line of said called 5.5057 acre tract, to a point for corner at the Southeast corner of said called 5.5057 acre tract;

THENCE; North 0° 39' 12" West, along the East line of said called 5.5057 acre tract, at 30.13 feet pass a 1/2" iron rod, with plastic cap stamped "Pinpoint", found in the North right-of-way line of Oak Forest Drive, and continue to a total distance of 385.39 feet to the place of beginning.

Said tract therein containing 3.71 acres of land.

CERTIFIED: Randy L. Stroud
Randy L. Stroud, P. E. Registered Professional Land Surveyor #2112

*See attached plat.

**All iron rods set for this survey have a plastic cap stamped "STROUD RPLS 2112".

4T17155A
January 21, 2019



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

Date: 01/25/2024 GF No. _____
Name of Affiant(s): Shelley Merridee Diviney and Kelly Briant Froelich
Address of Affiant: 105 Country Road CR #609A, Angleton, TX 77515
Description of Property: OAKWOOD CREEK ESTATES SEC 1 (A0129 C SMITH) LOT 34 ACRES 3.65
County Brazoria 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 April 29, 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.

[Signature]

SWORN AND SUBSCRIBED this 25 day of January, 2024.

Christy Buck

Notary Public

