

A.E. GOSSETT SUR., A-423
Houston County, Texas
City of Crockett
1" = 50'
March 13, 2024

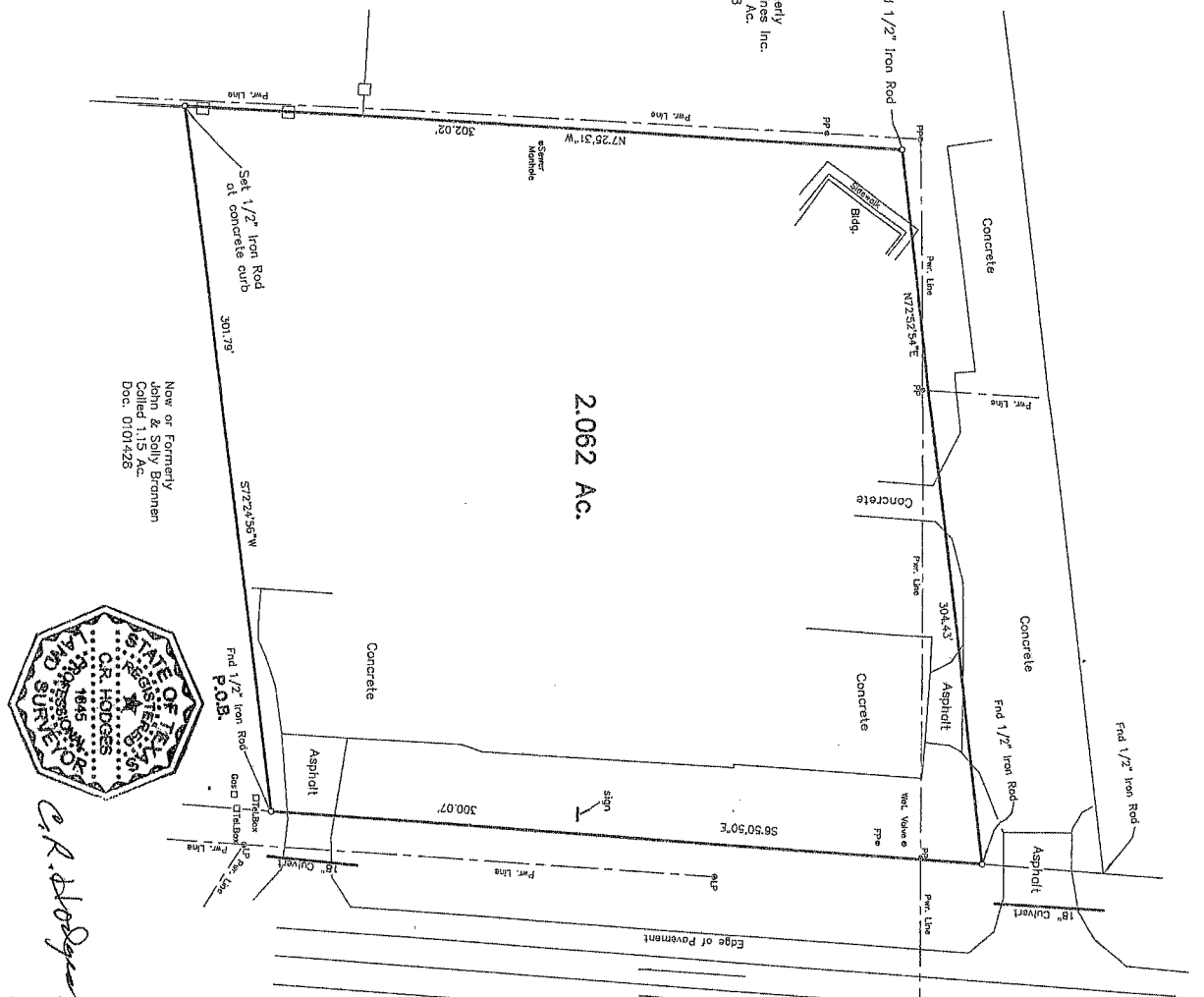
Property Address:
 1150 E Loop 304
 Crockett, Texas 75835

THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE REPORT
 AND MAY BE SUBJECT TO OTHER EASEMENTS OR ENCUMBRANCES.
 ALL SET 1/2" IRON RODS ARE SET WITH RED CAPS STAMPED "CRH 1845"
 ALL ABSTRACT SURVEY LINES SHOWN ARE THE APPROXIMATE LOCATIONS.

L. C. R. Hodges, a Registered Professional Land Surveyor
 No. 1845, in the State of Texas, do hereby certify that
 this Plat represents an on the ground survey done under
 my supervision and conforms to the Texas Board of Land
 Surveying standards, and there are no visible easements,
 overlaps, or encroachments except as shown.

Bearings, dimensions, and coordinates are based upon
 Texas State Plane Grid System as derived from RTK GPS
 Observations tied to the National Spatial Reference System.
 Area calculations have been made relative to said grid
 coordinates and are intended to be more or less accurate.
 Projection: Texas Central Zone 4203
 Geo. Datum: NAD27 Vert. Datum: NAVD83
 Grid Units: US Survey Feet

Now or Formerly
 Encroached Pines Inc.
 Cited S.933 Ac.
 Dec. 07/03/18



Now or Formerly
 John & Sally Brannen
 Cited 1.15 Ac.
 Dec. 01/01/28



C.R. Hodges

C.R. HODGES SURVEYING
 P.O. BOX 924
 1212 EAST HOUSTON AVE.
 CROCKETT, TEXAS 75835
 PHONE: 936-544-7608
 FAX: 936-544-7612
 hodgessurveying@gmail.com

Field Notes for 2.062 Acre
A.E. GOSSETT SURVEY, A-423
City of Crockett
Houston County, Texas

2.062 acres out of and a part of the A.E. GOSSETT SURVEY, A-423, City of Crockett, Houston County, Texas, and being all of the called 2.062 acres tract described in a deed to Paul Craycraft recorded in Instrument No. 20240430 of the Official Records of Houston County, which 2.062 acres more particularly described by metes and bounds as follows:

BEGINNING on a ½ inch iron rod found for the South East corner of this 2.062 acres tract, also being the North East corner of a called 1.15 acres tract, deeded to John and Sally Brannen recorded in Doc. No. 0101428 of the Official Records of Houston County, and also being in the West ROW of Crockett Loop 304;

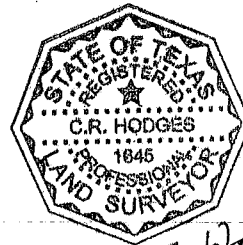
THENCE S 72 deg. 24 min. 56 sec. W, 301.79 feet to a ½ inch iron rod set for corner, being the South West corner of this tract and the North West corner of the Brannens called 1.15 acres tract, and being in an East line of a called 8.938 acres tract, deeded to Enchanted Pines Inc. recorded in Doc. No. 0703518, of the Official Records of Houston County;

THENCE N 7 deg. 25 min. 31 sec. W, 302.02 feet to a ½ inch iron rod found for corner, being the North West corner of this 2.062 acres tract, and being an Interior corner of the 8.938 acres Enchanted Pines Inc. tract;

THENCE N 72 deg. 52 min. 54 sec. E, 304.43 feet to a ½ inch iron rod found for corner, being the North East corner of this 2.062 acres tract, and being a East corner of the called 8.938 acres Enchanted Pines Inc. tract, and being in the West ROW of Crockett Loop 304;

THENCE S 6 deg. 50 min. 50 sec. E, 300.07 feet to the place of beginning and containing 2.062 acres of land more or less.

Field Notes Prepared March 14, 2024.



C.R. Hodges

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

Date: June 4, 2024

GF No. _____

Name of Affiant(s): David Paul Craycraft

Address of Affiant: 1150 East Loop 304, Crockett, TX 75835

Description of Property: 2.37 Acres out of the A.E. Gossett Survey, A-423, City of Crockett

County Houston, 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."): Owner

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 March 13, 2024 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

^{Authentisign}
the Title Company.
David Paul Craycraft 06/04/24

David Paul Craycraft

SWORN AND SUBSCRIBED this 4th day of June, 2024
Angela Joslen

Notary Public
Angela Joslen
(TXR-1907) 02-01-2010

