



AURORAS, LLP  
2005/18126 LCDR

(TRACT 1)  
ALL OF LOT 54 OF SHADY OAKS SUBDIVISION, AN ADDITION IN THE REASON GREEN LEAGUE, 4-43, AND THE W.P. ABSTRACTING SURVEY, A-250, IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 187 OF THE LIBERTY COUNTY MAP RECORDS.

LEGAL DESCRIPTION  
(TRACT 2)  
1.6246 ACRES

A TRACT OR PARCEL, CONTAINING 1.6246 ACRES (70,766 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 53 OF SHADY OAKS SUBDIVISION, IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 187 OF THE LIBERTY COUNTY MAP RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS, THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SAID SHADY OAKS SUBDIVISION BEING NORTH 89 DEGREES 54 MINUTES 32 SECONDS WEST.

BEARING AT A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF COUNTY ROAD 641, AT THE NORTHWEST CORNER OF SAID LOT 53.

THENCE NORTH 89 DEGREES 30 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID COUNTY ROAD 641 AND THE NORTH LINE OF SAID LOT 53, A DISTANCE OF 482.00 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 27 MINUTES 28 SECONDS EAST, ACROSS SAID LOT 53, A DISTANCE OF 424.25 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 54 MINUTES 32 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 53, A DISTANCE OF 284.73 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 53 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28 DEGREES 44 MINUTES 09 SECONDS EAST, ALONG THE COMMON LINE OF LOTS 53 AND 54, A DISTANCE OF 482.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6246 ACRES OF LAND, MORE OR LESS.

- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SAID SHADY OAKS SUBDIVISION BEING NORTH 89 DEGREES 54 MINUTES 32 SECONDS WEST.
  - SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS DERIVED BY DE NO. 1407241 OF TAYLOR ABSTRACT COMPANY.
  - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF TITLE.
  - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
  - THE FININGS AND CONDITIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PROVIDED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF THIS WORK IN PART OR IN WHOLE, WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT HARMFUL EXPRESS OR IMPLIED DAMAGES OR REPRODUCTION FROM SUCH UNAUTHORIZED USE, LIABILITY OF REPRODUCTION, COPYRIGHT 2015, ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION  
TO: TAYLOR ABSTRACT COMPANY, JOHN L. SACKETT JR. & PATRICIA ANN SACKETT, EXCLUSIVELY.  
I, TIM W. WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON MARCH 27, 2015. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, EJECTMENT LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.



Tim Wells White, Registered Professional Land Surveyor No. 5742

- LEGEND:
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - UE - UTILITY EASEMENT
  - LCDR - LIBERTY COUNTY DEED RECORDS
  - POB - POINT OF BEGINNING
  - X - BARBED WIRE FENCE
  - - CHAIN LINK FENCE
  - - CONCRETE
  - - COVERED CONCRETE
  - - OVERHEAD ELECTRIC LINES
  - - GUY WIRE
  - - UTILITY POLE
  - - TRANSFORMER
  - - WATER WELL
  - - IRON ROD FOUND
  - - CAPPED IRON ROD FOUND
  - - IRON ROD SET
  - - PORTABLE FRAME BUILDING

PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO FIRM MAP NO. 452910400C DATED MAY 2, 2006, BY GRAPHIC PLOTTING ONLY. WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED. THE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION SHOULD BE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY RESTRICTIONS THAN SHOWN BY FIRM MAPS THAT MAY AFFECT DEVELOPMENT.

**SURVEY OF**

(TRACT 1)  
ALL OF LOT 54 OF SHADY OAKS SUBDIVISION, AN ADDITION IN THE REASON GREEN LEAGUE, 4-43, AND THE W.P. ABSTRACTING SURVEY, A-250, IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 187 OF THE LIBERTY COUNTY MAP RECORDS.

(TRACT 2) 1.6246 ACRES  
A TRACT OR PARCEL, CONTAINING 1.6246 ACRES (70,766 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 53 OF SHADY OAKS SUBDIVISION, IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 187 OF THE LIBERTY COUNTY MAP RECORDS.

ADDRESS: 931 COUNTY ROAD 641 BUYER: JOHN L. SACKETT JR & PATRICIA A. SACKETT  
DAYTON, TX 77585

**WELLS LAND SURVEY**  
712 P.M. 582  
AVALANCH, TX 77514  
(409) 267-8002  
www.wellslandsurvey.com  
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JOB NO: 161-16 DATE: 03-31-15  
DRAWN BY: AGS SCALE: 1" = 60'

**T-47 Residential Real Property Affidavit**

Date: \_\_\_\_\_

GF No. W-TX713885

Name of Affiant(s): John L Sackett Jr. and Patricia Ann Sackett Address of Affiant: 531 County Road 641 County Liberty, Texas "Vantage Point Title" 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:

Description of Property: TRACT 1:

All of Lot 54 of SHADY OAKS SUBDIVISION, an addition in the REASON GREEN LEAGUE, A43 and the W. P. ARMSTRONG SURVEY, A-820, Liberty County, Texas, according to the map or plat thereof recorded in Volume 8, Page 167 of the Map Records of Liberty County, Texas.

TRACT 2:

A TRACT OR PARCEL CONTAINING 1.6246 ACRES (70,766 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 53 OF SHADY OAKS SUBDIVISION, IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 167 OF THE LIBERTY COUNTY MAP RECORDS, SAID 1.6246 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SAID SHADY OAKS SUBDIVISION BEING NORTH 89 DEGREES 54 MINUTES 32 SECONDS WEST:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE SOUTH LINE OF COUNTY ROAD 641, AT THE NORTHWEST CORNER OF SAID LOT 53;

THENCE NORTH 89 DEGREES 32 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID COUNTY ROAD 641 AND THE NORTH LINE OF SAID LOT 53, A DISTANCE OF 49.20 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 27 MINUTES 28 SECONDS EAST, ACROSS SAID LOT 53, A DISTANCE OF 424.25 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 54 MINUTES 32 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 53, A DISTANCE OF 284.73 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 53 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28 DEGREES 44 MINUTES 09 SECONDS EAST, ALONG THE COMMON LINE OF LOTS 53 AND 54, A DISTANCE OF 482.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6246 ACRES OF LAND, MORE OR LESS.

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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since August 17, 2008 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:

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 or the title insurance 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.