

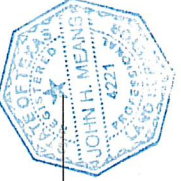
ELISHA CLAPP SURVEY
 ABSTRACT NUMBER 22
 HOUSTON COUNTY, TEXAS

4.609 ACRES
 0.188 ACRE IN
 COUNTY ROAD 3050
 NET 4.421 ACRES

PURCHASER:
 ALTON HIVES,
 HOUSTON COUNTY TITLE COMPANY
 OF NUMBER 21-28828

SURVEYORS CERTIFICATE:
 PLAT OF A 4.609 ACRE TRACT OF LAND, MORE OR LESS, IN THE
 ELISHA CLAPP SURVEY, ABSTRACT NUMBER 22, IN HOUSTON
 COUNTY, TEXAS, BEING THE SAME TRACT CALLED 5.222 ACRE TRACT
 CONVEYED FROM MARCH 29, 1906, WHENCE RECORDED UNDER
 INSTRUMENT NUMBER 601136 OF THE OFFICIAL PUBLIC RECORDS
 OF HOUSTON COUNTY, TEXAS, WITH SAID TRACT HAVING AN
 ENCROACHMENT OF A FENCE AT THE SOUTHWEST CORNER AS
 SHOWN, AS SURVEYED UNDER MY DIRECTION ON JULY 13, 2021.

JOHN A. SHROVER &
 STEPHANIE SPROFFER
 CALLED 18.208 AC. TR.
 INSTRUMENT No. 068230



John H. Means

JOHN H. MEANS
 P.L.S. No. 4221
 JOHN H. MEANS SURVEYOR
 P.O. BOX 368
 SPURGER, TEXAS 77660
 SURVEYING FIRM Reg. No. 10022300



PREPARED BY
 SKINNER ENGINEERING
 SERVICES COMPANY
 P.O. BOX 67
 SILSBEE, TEXAS 77856
 ENGINEERING FIRM No. F-2120

THE BEARINGS SHOWN HEREON ARE GRID BEARING
 AND ON THE BASIS OF THE STATE PLANE
 SYSTEM FOR THE TEXAS CENTRAL ZONE AND 1983
 DISTANCES SHOWN ARE TRUE SURFACE DISTANCES.

ROBERT GROVES
 CALLED 67.74 AC. TR.

ALVIN D. NASH
 CALLED 40 AC. TR.
 INSTRUMENT No. 0901461

MARY ANN COOK MCKNIGHT
 CALLED 5.000 AC. TR.

FROM 192
 COORDINATE FOR
 TEXAS STATE PLANE
 AND 1983
 EAST: 129620.83
 NORTH: 129620.83
 CONVERSION ANGLE
 SCALE FACTOR: 0.99989

4.609 Acre Tract

Being a 4.609 acre tract of land, more or less, in the Elisha Clapp Survey, Abstract Number 22 in Houston County, Texas, being a part of that called 5.222 acre tract described in deed from Timothy Paul Whaley to Megan Loann Mantey in deed dated March 29, 2016 and recorded under instrument number 1601136 of the Official Public Records of Houston County, Texas, and being that part of said called 5.222 acre tract located south of the south right of way line of F. M. Highway 132, with said 4.609 acre tract being described as follows, to wit:

BEGINNING at a 1 inch iron pipe found for the southeast corner of this tract, same being the southeast corner of said called 5.222 acre tract and being an interior corner of the Robert Groves called 67.74 acre tract, and said corner having Texas State Plane Coordinates for the Texas Central Zone, NAD 1983 of North 10,460,905.29 feet, East 3,776,036.51 feet, with a convergence angle of $02^{\circ} 26' 24''$ and a scale factor of 0.99989;

THENCE South $51^{\circ} 56' 15''$ West with the south line of this tract and the south line of said called 5.222 acre tract and the most westerly north line of said called 67.74 acre tract, at 90.68 feet the east right of way line of County Road 3050, at an additional 55.41 feet the west right of way line of said County Road 3050, at an additional 36.97 feet a $\frac{5}{8}$ inch iron rod found for the most westerly northwest corner of said called 67.74 acre tract and being the northeast corner of that called 18.209 acre tract conveyed to John A. Shroyer and Stephanie A. Shroyer in deed recorded under instrument number 069230 of the Official Public Records of Houston County, Texas, continuing on the same course for a total distance of 838.21 feet (deed called S $54^{\circ} 30' W$ 868.6 feet) to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" set for the southwest corner of this tract, same being the southwest corner of said called 5.222 acre tract, same being the northwest corner of said called 18.209 acre tract, the northeast corner of that called 40 acre tract conveyed to Alvin D. Nash in deed recorded under instrument number 0901461 of the Official Public Records of Houston County, Texas, and being the southeast corner of the Mary Ann Cook Knight called 5.00 acre tract;

THENCE North $38^{\circ} 03' 45''$ West with the west line of this tract and the west line of said called 5.222 acre tract and the east line of said called 5.00 acre tract a distance of 326.02 feet (deed called N $35^{\circ} 30' W$ 357.45 feet) to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" set for the northwest corner of this tract, being in the south right of way line of F. M. Highway 132, being 50.00 feet from the centerline of said right of way of said Highway;

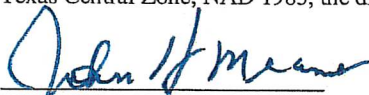
THENCE with the north line of this tract and the south right of way line of said Highway, being a curve to the right with an arc distance of 280.46 feet, a radius of 1859.86 feet, a central angle of $8^{\circ} 38' 24''$, a chord of North $61^{\circ} 47' 32''$ East 280.20 feet to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" set at the end of said curve;

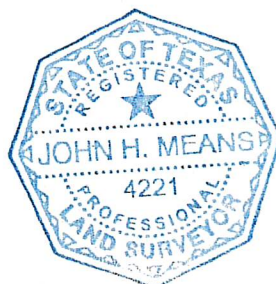
THENCE North $66^{\circ} 06' 44''$ East with the north line of this tract and the south right of way line of said Highway, at 505.14 feet the intersection of the west right of way line of said County Road 3050 and the south right of way line of said Highway, at an additional 51.00 feet the intersection of the east right of way line of said County Road 3050 and the south right of way line of said Highway, continuing on the same course for a total distance of 579.80 feet to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" set for the northeast corner of this tract, being in the east line of said called 5.222 acre tract and the most easterly west line of said called 67.74 acre tract, and being 50.00 feet from the centerline of the right of way of said Highway;

THENCE South $38^{\circ} 03' 45''$ East with the east line of this tract and the east line of said called 5.222 acre tract and the most easterly west line of said called 67.74 acre tract a distance of 136.08 feet (deed called S $35^{\circ} 30' E$ 170.64 feet to the place of BEGINNING.

Said tract of land herein described contains 4.609 acres of land, more or less, with said tract having 0.188 acre in the right of way of County Road 3050, leaving a net acreage of 4.496 acres of land, more or less. Surveyed on July 13, 2021.

The bearings in the description above are grid bearings based on the Texas State Plane Coordinate System for the Texas Central Zone, NAD 1983, the distances shown are true surface distances.


John H. Means
R.P.L.S. No. 4221
Surveying Firm Number 10022300
Prepared by
Skinner Engineering Services Company
Engineering Firm Number F-2120



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: March 30, 2026

GF No. _____

Name of Affiant(s): Jorge Picos, Jr.

Address of Affiant: 146 CR 3050, Crockett, TX 75835

Description of Property: 4.609 acres, Elisha Clapp Survey, Abstract 22

County Houston, Texas

Date of Survey: July 31, 2021

"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 duly sworn, stated:

- 1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
- 2. I am familiar with the property and the improvements located on the Property.
- 3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: Authentisign <u>Jorge Picos, JR.</u> 03/30/26 Affiant Jorge Picos, Jr.</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____ Affiant</p>
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SWORN AND SUBSCRIBED this 30th day of March, 2026

Angela Joslen
Notary Public
Angela Joslen

