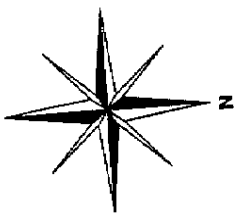


SURVEY LEGEND

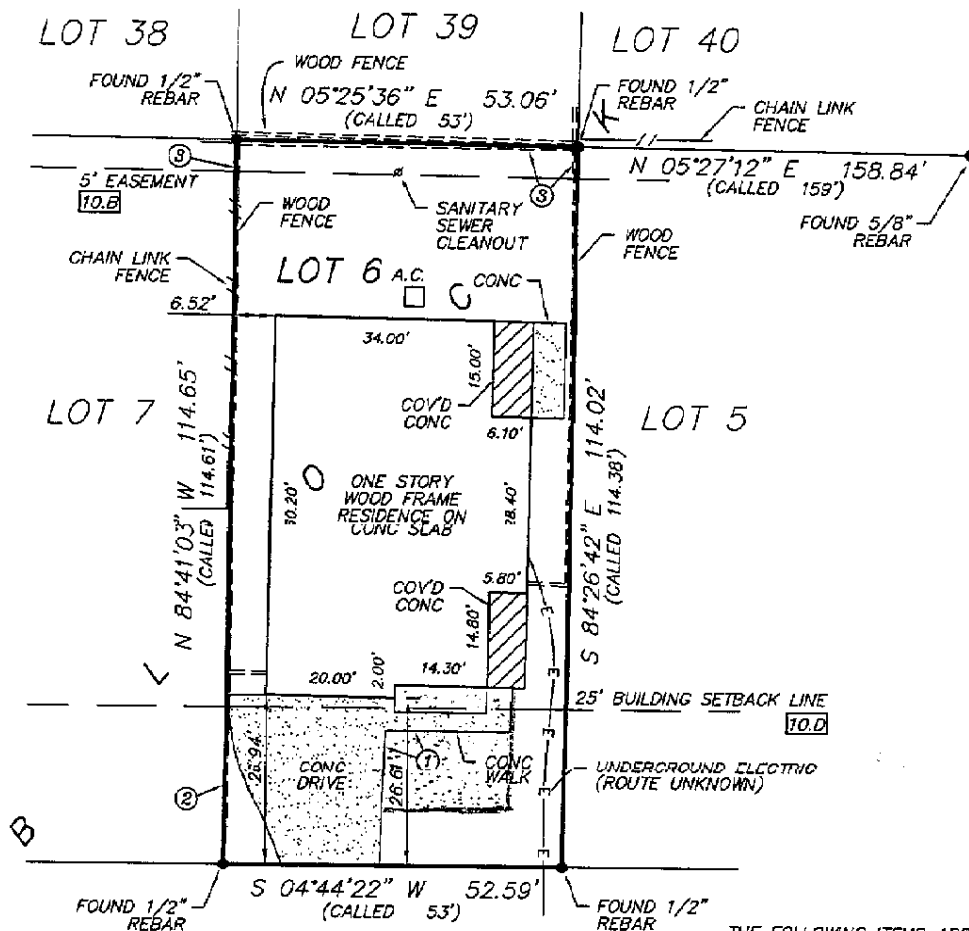
- | | | | | |
|----------------------|------------------|---------------|----------------------------|-------------------|
| —E—E— ELECTRIC LINE | CONCRETE SURFACE | SWIMMING POOL | A.C. AIR CONDITIONING UNIT | WOOD FENCE |
| —PL—PL— PIPELINE | COVERED AREA | DITCH | P.P. POWER POLE | CHAIN LINK FENCE |
| —T—T— TELEPHONE LINE | ROCK OR GRAVEL | LAWN | STREETLIGHT | BARBED WIRE FENCE |

CLIENT: ADAM RAY BROWN AND JENNIFER BROWN

GF#: 17245035777-LM



SCALE: 1" = 30'



1022 McARTHUR DRIVE

(A.K.A. MACARTHUR DRIVE, PER PLAT)
 (60' R.O.W., PER PLAT)
 (BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011.)

THE FOLLOWING ITEMS ARE LISTED WITHIN SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED ON JULY 14, 2017, AND ARE REFERENCED AS FOLLOWS:

ITEM 10.B) 5' UTILITY EASEMENT AS RECORDED IN VOLUME 7, PAGE 46 J.C.M.R.; IS SHOWN ON THIS PLAT.

ITEM 10.D) 25' BUILDING SETBACK LINE AS RECORDED IN VOLUME 7, PAGE 46 J.C.M.R.; IS SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE:

TO THE LIEN HOLDERS AND THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE INSURANCE COMPANY :

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that the property has access to and from a dedicated roadway as of **AUGUST 15, 2017**.
 The above tract being located at **1022 McARTHUR DRIVE, PORT NECHES, TEXAS 77651**
 The tract being described as **LOT NUMBER SIX (6), IN BLOCK NUMBER FIVE (5), OF NEW TEXAS ADDITION** as recorded in **VOLUME 7, PAGE 46, OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS**. In accordance with Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency, the subject tract is located in Flood Zone noted below. The location of the property was determined by scale. Actual field elevation was not determined, unless requested. FAUST Engineering and Surveying, Inc. does not warrant or subscribe to the accuracy of said map.

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 All rights reserved

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

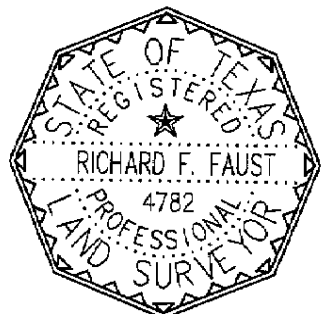
RICHARD F. FAUST
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4782
 ENGINEERING FIRM REGISTRATION NO. 4800
 SURVEYING FIRM REGISTRATION NO. 100024-00

SURVEYOR'S NOTES:

1. CONCRETE WALK AND DRIVE OVERLAP 25' BUILDING SETBACK LINE
2. FENCES OVERLAP 25' BUILDING SETBACK LINE
3. FENCES OVERLAP 5' EASEMENT

Date: AUGUST 15, 2017
 Census Tract: 108
 FEMA Flood Zone: C
 Community Panel NO.: 485500-0010 D
 Panel Date: 1/6/83
 Field Book No.: 17-1 & 17-4
 Project No. 170038F

ENGINEERING AND SURVEYING, INC.
 2525 CALDER STREET ■ BEAUMONT, TEXAS 77702
 (409) 813-3410 ■ FAX (409) 813-3454



**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: April 8, 2026 GF No. _____
Declarant: Dylan R. Farmer & Jessi L. Farmer
Description of Property: LT 6 BLK 5 NEW TEXAS
County Jefferson, Texas
Date of Survey: 8/15/2017

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

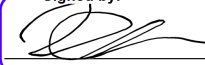
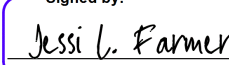
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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 the 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 Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and 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 Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
- 7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Dylan R. Farmer</u> . My date of birth is <u>05/14/93</u> . and my address is <u>1022 McArthur Dr</u> <u>Port Neches, TX 77651</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Jefferson</u> County, State of <u>Texas</u> , on the <u> </u> day of <u>4/8/2026</u> , .</p> <p>Signed: <small>Signed by:</small>  _____ <small>Declarant</small> <small>6280F7A5AA584ED...</small></p>	<p>My name is <u>Jessi L. Farmer</u> . My date of birth is <u>02/19/1992</u> . and my address is <u>1022 McArthur Dr</u> <u>Port Neches, TX 77651</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Jefferson</u> County, State of <u>Texas</u> , on the <u> </u> day of <u>4/8/2026</u> , .</p> <p>Signed: <small>Signed by:</small>  _____ <small>Declarant</small> <small>6280F7A5AA584ED...</small></p>
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