

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: October 13, 2026 GF No. _____
 Declarant: Charlotte F Lovelady
 Description of Property: 20.02AC in BARKLEY RANCH SUB AB 12 MARQUEZ TX
 County Leon, Texas
 Date of Survey: October 8, 2023

"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, decks, 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.

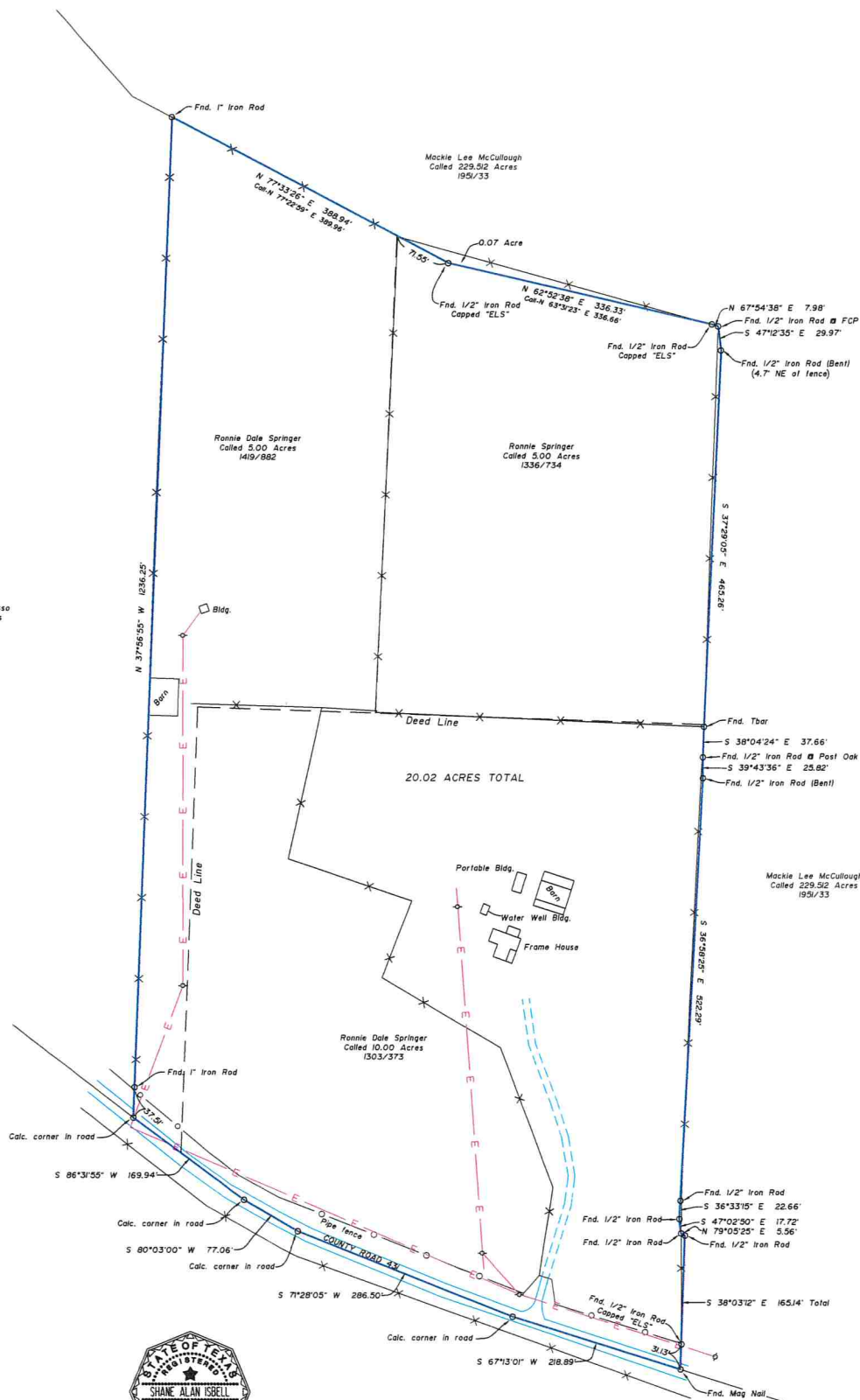
My name is <u>Charlotte F Lovelady</u>. My date of birth is <u>11/26/1956</u>. and my address is <u>11714 Moorecreek DR.</u> <u>Houston TX 77070</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Leon</u> County, State of <u>Texas</u>, on the <u>13th</u> day of <u>October</u>, <u>2026</u>. Signed:  10/13/26 Declarant	My name is _____. My date of birth is _____. and my address is _____. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: _____ Declarant
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Field notes accompany this plat.

LEGEND:

 Power Pole
 Wire Fence
 Electric Line

SCALE: 1" = 100'



Shamir A. Abdul
Registered Professional Land Surveyor

Registered Professional Land Surveyor No. 6117

SURVEY PLAT OF
20.02 ACRES
MARIA DE LA CONCEPCION MARQUEZ
XI LEAGUE SURVEY, A - 12
LEON COUNTY, TEXAS
NOVEMBER 8, 2023

PREPARED BY:
ISBELL LAND SURVEYING
1366 CR 320/CENTERVILLE, TX/Ph. 979-255-9177
FIRM REGISTRATION NO. 10192000
JOB NO. 23072

FIELD NOTES
20.02 ACRES
MARIA DE LA CONCEPCION XI LEAGUE SURVEY, A - 12
LEON COUNTY, TEXAS
NOVEMBER 8, 2023

All that certain lot, tract or parcel of land being 20.02 acres in the Maria de la Concepcion XI League Survey, Abstract No. 12, Leon County, Texas, and being all of the following tracts: 1) Called 10.00 acre tract from Steven R. Hines and Gwen Hines to Ronnie Dale Springer in Volume 1303, Page 373, 2) Called 5.00 acre tract from Steven Mansfield and Robert Mansfield to Ronnie Springer in Volume 1336, Page 734, and 3) Called 5.00 acre tract from Robert Mansfield to Ronnie Dale Springer in Volume 1419, Page 882, of the Official Records of Leon County, Texas, said 20.02 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found in the centerline of County Road 431 for the east corner of the Called 10.00 acre tract, being the south corner of the Called 229.512 acre in Volume 1951, Page 33, from which a 1/2" Iron Rod Capped "ELS" bears N 38 ° 03 ' 12 " W a distance of 31.13 feet;

THENCE along the centerline of County Road 431 and the southeast line of the Called 10.00 acre tract for the following calls:

S 67 ° 13 ' 01 " W, a distance of 218.89 feet to a calculated point for corner;
S 71 ° 28 ' 05 " W, a distance of 286.50 feet to a calculated point for corner;
S 80 ° 03 ' 00 " W, a distance of 77.06 feet to a calculated point for corner;
S 86 ° 31 ' 55 " W, a distance of 169.94 feet to a calculated point for the south corner of the Called 5.00 acre tract (1419/882), said corner being the east corner of the Called 40.00 acre tract in Volume 1855, Page 507, reference Volume 553, Page 507 for description;

THENCE N 37 ° 56 ' 55 " W, along the southwest line of the Called 5.00 acre tract and the northeast line of the Called 40.00 acre tract, at 37.51 feet passing a 1" Iron Rod found for reference and continuing for a total distance of 1236.25 feet to a 1" Iron Rod found for the west corner of the Called 5.00 acre tract, being the north corner of the Called 40.00 acre tract and being in a southeast line of the Called 229.512 acre tract;

THENCE along the northwest lines of the Called 5.00 acre tracts and the southeast line of the Called 229.512 acre tract for the following calls:

N 77 ° 33 ' 26 " E, a distance of 388.94 feet to a 1/2" Iron Rod Capped "ELS" found for corner;
N 62 ° 52 ' 38 " E, a distance of 336.33 feet to a 1/2" Iron Rod Capped "ELS" found for corner;
N 67 ° 54 ' 38 " E, a distance of 7.98 feet to a 1/2" Iron Rod found at a fence corner post for the north corner of the Called 5.00 acre tract in Volume 1336, Page 734;

THENCE along the northeast line of the Called 5.00 acre tract and the southwest line of the Called 229.512 acre tract for the following calls:

S 47 ° 12 ' 35 " E, a distance of 29.97 feet to a bent 1/2" Iron Rod found for corner;
S 37 ° 29 ' 05 " E, a distance of 465.26 feet to a Tbar found for the east corner of the Called 5.00 acre tract and the north corner of the Called 10.00 acre tract;

THENCE along the northeast line of the Called 10.00 acre tract and the southwest line of the Called 229.512 acre tract for the following calls:

S 38 ° 04 ' 24 " E, a distance of 37.66 feet to a 1/2" Iron Rod found at a Post Oak for corner;

S 39 ° 43 ' 36 " E, a distance of 25.82 feet to a bent 1/2" Iron Rod found for corner;

S 36 ° 58 ' 25 " E, a distance of 522.29 feet to a 1/2" Iron Rod found for corner;

S 36 ° 33 ' 15 " E, a distance of 22.66 feet to a 1/2" Iron Rod found for corner;

S 47 ° 02 ' 50 " E, a distance of 17.72 feet to a 1/2" Iron Rod found at a Post Oak for corner;

N 79 ° 05 ' 25 " E, a distance of 5.56 feet to a 1/2" Iron Rod found for corner, and;

S 38 ° 03 ' 12 " E, a distance of 165.14 feet TO THE POINT OF BEGINNING AND

CONTAINING AN AREA OF 20.02 ACRES OF LAND, MORE OR LESS, according to a survey performed by Shane A. Isbell, Registered Professional Land Surveyor No. 6117. Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone. For other information, see accompanying plat.

Shane A. Isbell

RPLS No. 6117

Isbell Land Surveying

Firm No. 10192000

Job No. 23072

