0.421 ACRES
BEING ALL OF LOTS 3 & 4 AND THE EAST 21' OF LOT 2 BLOCK 23, TOWN OF LOVELADY VOLUME 38, PAGE 446 HOUSTON COUNTY, TEXAS

Note: All Set Corners are marked with a 1/2" Iron Rod with an orange plastic cap stamped "RPLS 5748", except as shown.

A.A. Davis Title, LLC
GF No. 21717TRG

(NOTE: Easement research was limited to data provided by above referenced Title Company.)

Schedule "B"

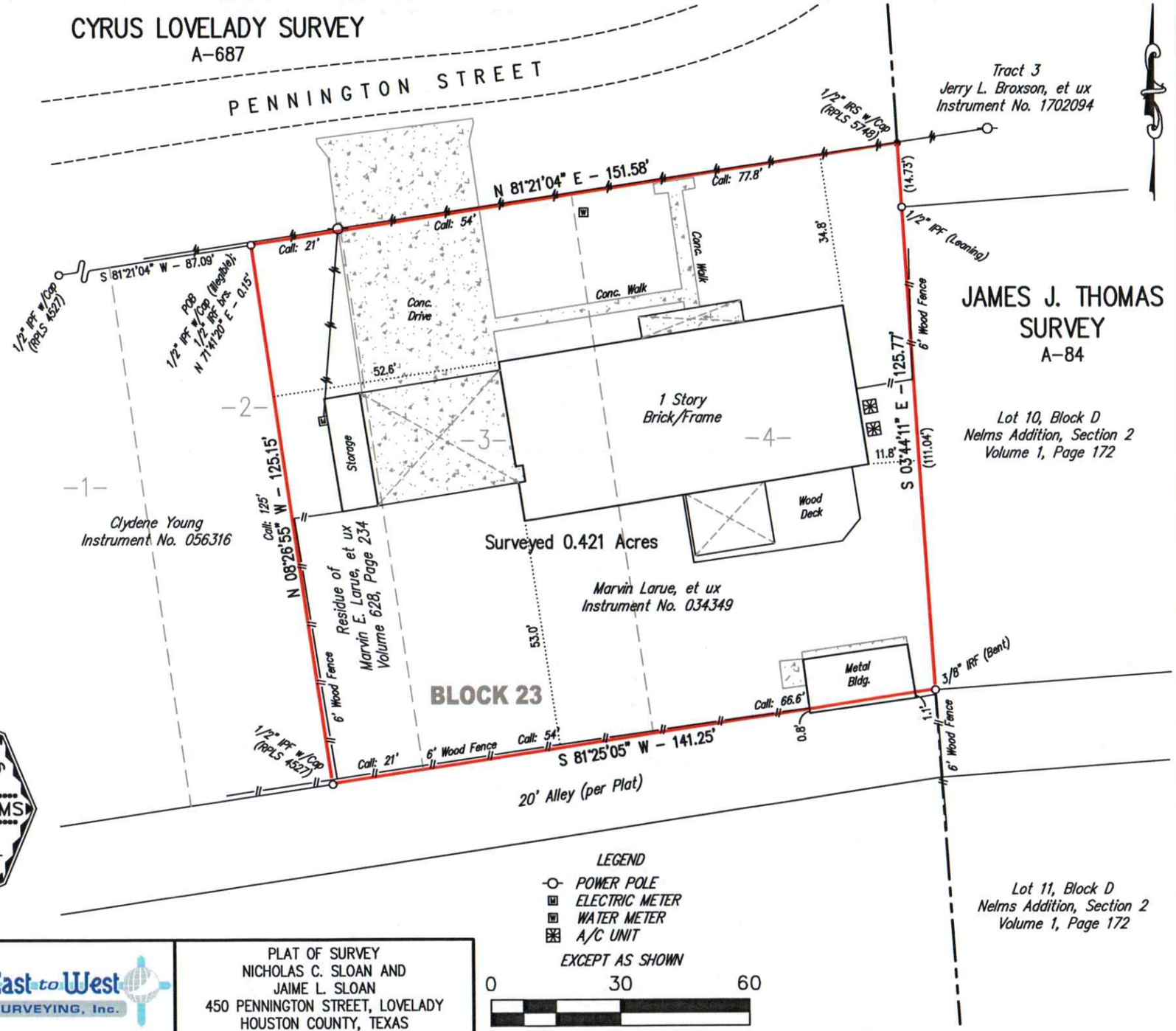
1) Restrictions: Volume 352, Page 148 – Does not affect.

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

I, Waylon R. Adams, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision on January 18, 2022, and is being submitted along with a legal description of the tract(s) shown hereon.

Waylon R. Adams
Registered Professional Land Surveyor
State of Texas No. 5748

STATE OF TEXAS
REGISTERED
WAYLON R. ADAMS
5748
PROFESSIONAL
LAND SURVEYOR



DRAWN BY: W.R.A.	REVISIONS	EAST TO WEST SURVEYING, INC.	East to West SURVEYING, Inc.	PLAT OF SURVEY
JOB No.: 211339		1530 S. SOUTHWEST LOOP 323, SUITE 127		NICHOLAS C. SLOAN AND
DATE: 1/26/2022		TYLER, TEXAS 75701		JAIME L. SLOAN
FB/PG: 121/9		PH: (903) 405-3464, FAX: (903) 405-3474		450 PENNINGTON STREET, LOVELADY
		TBPELS FIRM REGISTRATION No. 10194274		HOUSTON COUNTY, TEXAS

East to West SURVEYING, Inc.

1530 SSW LOOP 323, STE. 127 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPELS FIRM REG. No. 10194274

0.421 ACRES
CYRUS LOVELADY SURVEY, ABSTRACT 687
HOUSTON COUNTY, TEXAS
NICHOLAS C. SLOAN AND JAIME L. SLOAN
JOB No. 211339

January 26, 2022

BEING 0.421 ACRES OF LAND situated in the Cyrus Lovelady Survey, Abstract 687, Houston County, Texas, lying within the corporate limits of the Town of Lovelady, and being all of Lots 3 and 4, and the east 21' of Lot 2, Block 23, of the town of LOVELADY, as recorded in Volume 38, Page 446 of the Deed Records of Houston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pipe with cap (illegible) found in the south line of Pennington Street for the northwest corner of the east 21' of said Lot 2 and the northeast corner of the west 33' of said Lot 2, from which a ½" iron rod found bears N 71°41'20" E – 0.15' and a ½" iron pipe with cap (RPLS 4527) found for the northwest corner of Lot 1, same being the northwest corner of said Block 23 bears S 81°21'04" W – 87.09';

THENCE North 81°21'04" East with the north line of said Lots 2, 3 and 4, same being the north line of said Block 23 and the south line of said Pennington Street **a distance of 151.58 feet** to a ½" iron rod with cap (RPLS 5748) set for the northeast corner of said Lot 4, same being the northeast corner of said Block 23, same also being in the west line of that certain tract described as "Tract 3" in a deed to Jerry L. Broxson, et ux as recorded in Instrument No. 1702094 of the Official Records of Houston County, Texas, same also being in the east line of said Cyrus Lovelady Survey, A-687 and the west line of the James J. Thomas Survey, A-84;

THENCE South 03°44'11" East with the east line of said Lot 4, same being the east line of said Block 23 and the west line of said "Tract 3", same also being the east line of said Cyrus Lovelady Survey, A-687 and the west line of said James J. Thomas Survey, A-84, at a distance of 14.73' passing a ½" iron pipe found (leaning) for the southwest corner of said "Tract 3" and the northwest corner of Lot 10, Block D, NELMS ADDITION, as recorded in Volume 1, Page 172 of the Plat Records of Houston County, Texas, and continuing with the east line of said Lot 4, same being the east line of said Block 23 and the west line of said Lot 10, same also being the east line of said Cyrus Lovelady Survey, A-687 and the west line of said James J. Thomas Survey, A-84 for **a total distance of 125.77 feet** to a 3/8" iron rod found (bent) at a 6' wood fence corner for the southeast corner of said Lot 4 and the southwest corner of said Lot 10, same also being in the north line of a 20' alley;

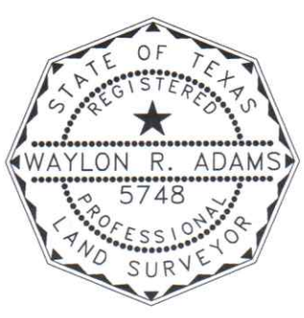
THENCE South 81°25'05" West with the south line of said Lots 4, 3, and 2, the north line of said 20 alley, and generally with a 6' wood fence **a distance of 141.25 feet** to a ½" iron pipe with cap (RPLS 4527) found at a 6' wood fence corner for the southwest corner of the east 21' of said Lot 2 and the southeast corner of the west 33' of said Lot 2;

THENCE North 08°26'55" West with the west line of the east 21' of said Lot 2, the east line of the west 33' of said Lot 2, and partially with a 6' wood fence **a distance of 125.15 feet** back to the **PLACE OF BEGINNING** and containing **0.421 ACRES OF LAND.**

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

I, Waylon R. Adams, do hereby certify that this Legal Description does accurately represent an actual on the ground survey made under my direction and supervision on January 18, 2022, and is being submitted along with a plat of the tract(s) described herein.

Waylon R. Adams
Registered Professional Land Surveyor
State of Texas No. 5748



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 06-03-2026 GF No. _____
Name of Affiant(s): NICHOLAS C. SLOAN AND JAIME L. SLOAN
Address of Affiant: 450 PENNINGTON ST, LOVELADY, TX 75857
Description of Property: LOTS 3, 4 & E21 OF 2, BLOCK 23, HOUSTON CITY, TX
County Houston, Texas
Date of Survey: January 26, 2022

"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.

I declare under penalty of perjury that theforegoing is true and correct. Signed: _____ Affiant	I declare under penalty of perjury that theforegoing is true and correct. Signed: _____ Affiant

SWORN AND SUBSCRIBED this_____day of_____, 20_____.

_____

Notary Public