

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: June 3, 2026

GF No. _____

Name of Affiant(s): Jonathan Wright Howard, Lea Ann Howard

Address of Affiant: 271 N Private Road 456, Dayton, Tx 77535

Description of Property: 000106 W D SMITH, TRACT 104, ACRES 2.0 & 000106 W D SMITH, TRACT 55, ACRES 1.64

County Liberty, Texas

Date of Survey: 8-26-2022

"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, replatings, 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):

ENCLOSED COVERAGE PER VERNARD STOP
ATTORNEY WOODLIN ALC

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.

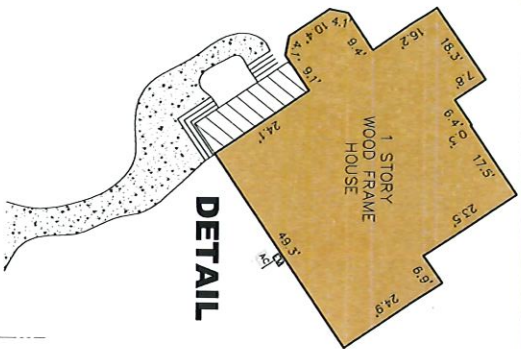
(TXR 1907) 11-01-2024

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 the foregoing is true and correct. Signed:  Affiant <u>Jonathan Wright Howard</u>	I declare under penalty of perjury that the foregoing is true and correct. Signed:  Affiant <u>Lea Ann Howard</u>
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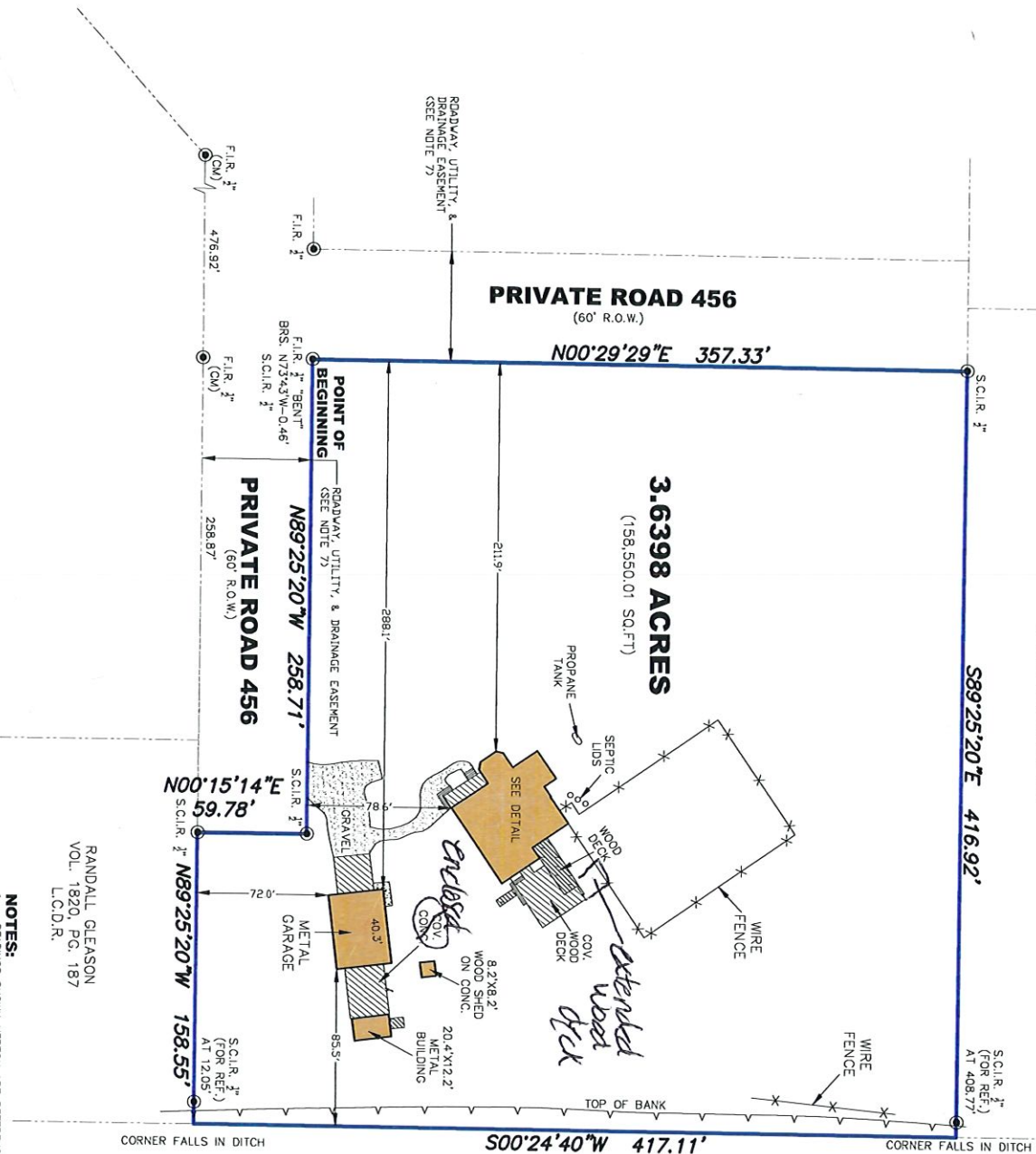
SWORN AND SUBSCRIBED this 11 day of June 2024





DETAIL

FELIPE CORONADO OLMOS
CALLED 1.942 AC.
L.C.C.F. NO. 2010014011



LAKEVIEW SUBDIVISION
VOL. 8, PG. 238
L.C.P.R.

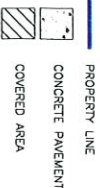


SCALE: 1"=70'

0 35 70

LEGENDS:

B.L.=BUILDING LINE
 UE=UTILITY EASEMENT
 A.E.=AERIAL EASEMENT
 R.O.W.=RIGHT-OF-WAY
 F.I.R.=FOUND IRON ROD
 S.C.I.R.=SET CAPPED IRON ROD
 AC=AIR CONDITIONER
 EM=ELECTRIC METER
 CM=GAS METER
 U.T.S.=UNABLE TO SET
 BRS.=BEARS
 CM=CONTROL MONUMENT
 —X— WIRE FENCE



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FEMA
FIRM PANEL NO. 48291C0600D
MAP REVISION: 01/19/2008
ZONE X

(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

DANIEL VILLA, JR., P.E., R.P.L.S.

CIVIL ENGINEERING & LAND SURVEYING

19315 HAYS SPRING DRIVE
CYPRESS, TX 77433
832.518.9910

BOUNDARY SURVEY

A TRACT OF PARCEL OF LAND BEING 3.64 ACRES, MORE OR LESS, IN
THE W.D. SMITH SURVEY, A-106, LIBERTY COUNTY, TEXAS
271 PRIVATE ROAD 456, DAYTON, LIBERTY COUNTY, TX 77535

JOB NO.: K2003-037
 DATE: 03-26-2020
 FOR: AMERICAN TITLE CO.
 CF #: 3022920-00429
 PURCHASER: JONATHAN & LEE ANN HOWARD

DANIEL VILLA, JR., P.E., R.P.L.S.

19315 HAYS SPRING DRIVE
CYPRESS, TX 77433
832.518.9910

March 23, 2020

METES AND BOUNDS

BEING A 3.6398 ACRE TRACT OF LAND IN THE W.D. SMITH SURVEY, A-106, LIBERTY COUNTY, TEXAS, SAID TRACT BEING OUT OF AND A PART OF A 1.64 ACRE TRACT CONVEYED TO J.D. BOOTH ET UX BY LARRY D. JACOBS, TRUSTEE, IN DEED DATED JULY 25, 1977, AND RECORDED IN VOLUME 803, PAGE 765 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, AND A 2.00 ACRE TRACT OF LAND CONVEYED TO JOEL BOOTH, ET UX, IN DEED DATED AUGUST 13, 1986, AND RECORDED IN VOLUME 1178, PAGE 575 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAID 3.6398 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: BEARINGS RECTED HEREON ARE REFERENCED TO TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NUMBER 3022920-00429, EFFECTIVE DATE JANUARY 24, 2020 AND ISSUE DATE OF FEBRUARY 13, 2020.)

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID 1.64 ACRES, BEING INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PRIVATE ROAD 456 (60 FOOT RIGHT-OF-WAY IN A EAST-WEST DIRECTION) AND THE EAST RIGHT-OF-WAY LINE OF PRIVATE ROAD 456 (60 FOOT RIGHT-OF-WAY IN A NORTH-SOUTH DIRECTION), FROM WHICH A 1/2 INCH IRON ROD WAS FOUND BEARING NORTH 73°43' WEST – 0.46 FEET;

THENCE NORTH 00°29'29" EAST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE WEST LINE OF SAID 1.64 ACRES, AND THE EAST RIGHT-OF-WAY LINE OF PRIVATE ROAD 456, A DISTANCE OF 357.33 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT, AND THE NORTHEAST CORNER OF PRIVATE ROAD NO. 456, BEING ON THE SOUTH LINE OF CALLED 1.942 ACRE TRACT OF LAND CONVEYED TO FELIPE CORONADO OLMOS, RECORDED IN LIBERTY COUNTY CLERK'S FILE NUMBER (L.C.C.F. NO.) 2010014011;

THENCE SOUTH 89°25'20" EAST, ALONG THE SOUTH LINE OF SAID 1.942 ACRE TRACT, THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, AND THE NORTH LINE OF SAID 2.00 ACRE TRACT, AT 408.77 FEET PASS A 1/2 INCH CAPPED IRON ROD ON LINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 416.92 FEET TO A POINT IN DITCH FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON THE EAST LINE OF LAKEVIEW SUBDIVISION, SECTION 1, RECORDED IN VOLUME 8, PAGE 238 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS;

THENCE SOUTH 00°24'40" WEST, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, THE EAST LINE OF SAID 2.00 ACRE TRACT, THE EAST LINE OF SAID 1.64 ACRE TRACT, AND THE WEST LINE OF SAID LAKEVIEW SUBDIVISION, A DISTANCE OF 417.11 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE SOUTHEAST CORNER OF SAID 1.64 ACRE TRACT, AND THE NORTHEAST CORNER OF A 2.00 ACRE TRACT OF LAND CONVEYED TO RANDALL GLEASON, RECORDED IN VOLUME 1820, PAGE 187 LIBERTY COUNTY DEED RECORDS;

THENCE NORTH 89°25'20" WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT,

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SOUTH LINE OF SAID 1.64 ACRE TRACT, AND THE NORTH LINE OF SAID GLEASON TRACT, AT 12.05 FEET PASS A 1/2 INCH CAPPED IRON ROD SET ON LINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 158.55 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE MOST SOUTHERLY SOUTHERNLY SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, THE MOST SOUTHERLY SOUTHWESTERLY OF SAID 1.64 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID PRIVATE ROAD NO. 456;

THENCE NORTH 00°15'14" EAST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE WEST LINE OF SAID 1.64 ACRE TRACT AND THE EAST LINE OF SAID PRIVATE ROAD NO. 456, A DISTANCE OF 59.78 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, AN INTERIOR CORNER OF SAID 1.64 ACRE TRACT, AND THE NORTHEAST CORNER OF PRIVATE ROAD NO. 456;

THENCE NORTH 89°25'20" WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE SOUTH LINE OF SAID 1.64 ACRE TRACT, AND THE NORTH LINE OF PRIVATE ROAD NO. 456, A DISTANCE OF 258.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.6398 ACRES (OR 158,550 SQUARE FEET) OF LAND, MORE OR LESS.



DANIEL VILLA, JR.
REGISTRATION NO. 6751

