

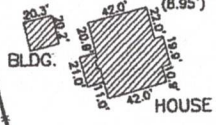
ROBERT ARY, ET AL
CALLED 10.3 ACRES
VOLUME 914, PAGE 264
O.R.W.C.T.

(N 74°29'54"E)
(200.00')
N 74°29'54"E
200.00'

1/2" IRON ROD SET
CAPPED RPLS 1669

POWERLINE (OVERHEAD)

1/2" IRON ROD SET
CAPPED RPLS 1669

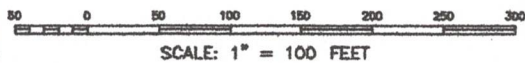
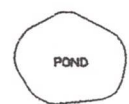


DECEMBER 14, 2004

DAVID HOMEYER, ET AL
CALLED 94.71 ACRES
VOLUME 914, PAGE 267
O.R.W.C.T.

4.021 ACRES

F.M. HIGHWAY NO. 1155



FENCELINE (TYPICAL)

1/2" IRON ROD SET
CAPPED RPLS 1669

1/2" IRON ROD SET
CAPPED RPLS 1669

S 16°47'56"E
46.07'
(S 17°44'08"E)
(36.33')

S 77°20'57"W
227.80'
(S 77°20'57"W 227.80')

POINT OF BEGINNING
1/2" IRON ROD SET
CAPPED RPLS 1669

CLARA BANKS CEMETARY
CALLED 0.229 ACRES
VOLUME 365, PAGE 581
D.R.W.C.T.

PROPERTY OWNER
FRANCES ROESE
PROPERTY ADDRESS
18493 FM 1155 E
WASHINGTON, TX 77880

SURVEY NOTES

1. ALL BEARINGS ARE BASED ON THE LINE AS REFERENCED ON THIS PLAT AND DESCRIBED IN VOLUME 370, PAGE 11, WASHINGTON COUNTY DEED RECORDS.
2. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA COMMUNITY-PANEL NO. 481188 0007 A, EFFECTIVE DATE MAY 24, 1977.
3. APPARENT VISIBLE EASEMENTS HAVE BEEN SHOWN.
4. FIELD NOTES TO ACCOMPANY THIS PLAT.

SURVEY PLAT OF A 4.021 ACRE TRACT OF LAND OUT OF THE A. DILLARD SURVEY, ABSTRACT NO. 35, WASHINGTON COUNTY, TEXAS. SAID 4.021 ACRE TRACT BEING ALL OF THAT CALLED 4.05 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JULY 19, 1988, FROM ROBERT R. REESE, TO FRANCES M. ROESE, RECORDED IN VOLUME 587, PAGE 784, WASHINGTON COUNTY DEED RECORDS.

I, LEONARD W. FRANK, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ONE THE GROUND, UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

Leonard W. Frank
LEONARD W. FRANK
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 1669
COLORADO COUNTY SURVEYOR

FILE NAME: 04-305A.DWG
PLOT DATE: 01/04/05

**BOUNDARY SURVEY OF 4.021 ACRES
A. DILLARD SURVEY, ABSTRACT 35
WASHINGTON COUNTY, TEXAS**

102 BECCA STREET
COLUMBUS, TX 76834
979.732.3114

FRANK SURVEYING
COMPANY

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DRAWN BY: JORDAN K.

REV:

SCALE: 1" = 100'

PROJECT NO: 04-305A

SHEET 1 OF 1

FIELD CREW: DPK/RDF

CHECKED BY: LWF COMPUTATION: MWL

FRANK SURVEYING COMPANY

102 Becica Street
Columbus, Texas 78934
979.732.3114

Leonard W. Frank
Colorado County Surveyor
Registered Professional
Land Surveyor No. 1669

STATE OF TEXAS

COUNTY OF WASHINGTON

FIELD NOTES of a survey of a 4.021 acre tract of land out of the A. Dillard Survey, Abstract No. 35, Washington County, Texas. Said 4.021 acre tract being all of that called 4.05 acre tract of land described in a deed dated July 19, 1988, from Robert Roese, to Frances M. Roese, recorded in Volume 587, Page 784, of the Deed Records of Washington County, Texas for which reference is made and the said 4.021 acre tract being described by metes and bounds as follows, TO-WIT:

BEGINNING at a 1/2 inch iron rod set (capped RPLS 1669) in the Southwest right of way line of F.M. Highway No. 1155 for the Southeast corner of the herein described tract, said corner being also the Northeast corner of a called 0.229 acre cemetery known as the Clara Banks Cemetery, Volume 365, Page 561, Washington County Deed Records;

THENCE S 77° 20' 57" W a distance of 227.80 feet (called S 77° 20' 57" W - 227.80') with the Southeast line of the herein described tract, same being the Northwest line of the said Clara Banks Cemetery to a 1/2 inch iron rod set (capped RPLS 1669) for the Southwest corner of the herein described tract, said corner being also an interior corner of a called 94.71 acre tract described in a deed to David Homeyer, et al, Volume 914, Page 267, Washington County Official Records;

THENCE N 14° 47' 04" W a distance of 824.58 feet (called N 14° 47' 04" W - 824.58') with the Southwest line of the herein described tract to a 1/2 inch iron rod set (capped RPLS 1669) for the Northwest corner of the herein described 4.021 acre tract, said corner being also in the Southeast line of a called 10.3 acre tract (surveyed also this day as 10.152 acres) described in a deed to Robert Ary, et al, Volume 914, Page 264, Washington County Official Records;

THENCE N 74° 29' 54" E a distance of 200.00 feet (called N 74° 29' 54" E - 200.00') with the Southeast line of the said 10.3 acre tract, same being the Northwest line of the herein described tract to a 1/2 inch iron rod set (capped RPLS 1669) for the Northeast corner of the herein described 4.021 acre tract in the Southwest line of F.M. Highway No. 1155, said corner being also the Southeast corner of the said 10.3 acre tract;

THENCE with the Southwest line of F.M. Highway No. 1155, the Northeast line of the herein described tract the following courses and distances:

- S 20° 00' 01" E a distance of 8.95 feet (called S 20° 00' 00" E - 8.95') to a 1/2 inch iron rod set (capped RPLS 1669)
- S 15° 40' 50" E a distance of 373.36 feet (called S 15° 40' 50" E - 373.36') to a 1/2 inch iron rod set (capped RPLS 1669) for corner;
- S 17° 30' 34" E a distance of 407.76 feet (called S 17° 30' 34" E - 407.76') to a 1/2 inch iron rod set (capped RPLS 1669) for corner;
- S 16° 47' 56" E a distance of 46.07 feet (called S 17° 44' 06" E - 36.33') to the **PLACE OF BEGINNING**,
- Containing 4.021 acres of land, as surveyed by Leonard W. Frank, County Surveyor of Colorado County, Texas, and Registered Professional Land Surveyor, Registration No. 1669.

Survey Plat to accompany Field Notes.

Project No. 04-305A

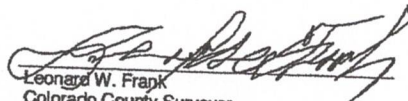
All bearings are based on the Southeast line of the said 10.3 acre tract as described in Volume 914, Page 264, Washington County Official Records.

Surveyor Certification:

I, Leonard W. Frank, Registered Professional Land Surveyor of Colorado County, Texas, do hereby certify that I did survey on the ground the above described tract of land and to the best of my knowledge and belief the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 14th day of December 2004.




Leonard W. Frank
Colorado County Surveyor
Registered Professional Land Surveyor
Registration No. 1669

**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: 5/22/24 GF No. _____
Declarant: BEVERLY BARKER
Description of Property: 18493 Fm 1155 East, Washington, TX 77880
County Washington, Texas
Date of Survey: 12/14/2004

"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):

Added 2 stall loafing shed

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>BEVERLY BARKER</u>.</p> <p>My date of birth is <u>02/08/58</u>.</p> <p>and my address is <u>18493 FM 1155 E.</u> <u>Washington, TX 77880</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Washington</u> County, State of <u>Texas</u>, on the <u>22nd</u> day of <u>May</u>, <u>2026</u>.</p> <p>Signed: <u></u> Declarant BEVERLY BARKER</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____</p> <p>_____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed: _____</p> <p>Declarant</p>
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