



# EXHIBIT "A"

W. O. No. 5399

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

BARBARA LEWIS  
TO  
JON T. MOSTYN, ET UX

SURVEYOR'S LEGAL DESCRIPTION  
6,319 SQUARE FEET  
0.145 ACRE

All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas, part of the A. Harrington Survey, A-55, being a resurvey of the same land described as 0.14523 acre in the deed from Charles Lewis to Barbara Lewis, dated May 19, 2006, as recorded in Volume 1213, Page 327, in the Official Records of Washington County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 1 inch iron pipe found for the Northeast corner hereof and of said original 0.14523 acre tract, being the Northwest corner of the Naomi Plant tract called 6,334 square feet lot as described in Volume 513, Page 902, in said Official Records, being on the South line of the Thomas Hayne Upchurch, et ux, tract called 12,926 square feet as described in Volume 1083, Page 582, in said Official Records;

THENCE along the West line of said Plant tract for the East line hereof and of said original tract, being partly East of a board fence and partly along or near a chainlink fence, S 14°23'30" E (record bearing of said Barbara Lewis tract called 0.14523 acre, Volume 1213, Page 327, equals S 14°23'30" E) 105.50 feet to a ½ inch iron rod found inside a 1 inch iron pipe on the North margin of East Alamo Street for the Southeast corner hereof and of said original tract, being the Southwest corner of said Plant tract;

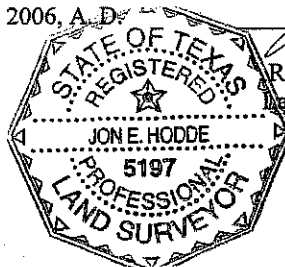
THENCE along a portion of the North margin of said East Alamo Street for the South line hereof and of said original tract, S 75°21'11" W 59.94 feet to a ½ inch iron rod found on said North margin of said East Alamo Street at its intersection with the East margin of Clinton Street for the Southwest corner hereof and of said original tract;

THENCE along a portion of the East margin of said Clinton Street for the West line hereof and of said original tract, N 14°25'54" W 105.21 feet to a ½ inch iron rod found on the East margin of said Clinton Street for the Northwest corner hereof and of said original tract, being the Southwest corner of said Upchurch tract;

THENCE along a portion of the South line of said Upchurch tract for the North line hereof and of said original tract, being North of an existing board fence, N 75°04'24" E 60.02 feet to the place of beginning and containing 6,319 square feet or 0.145 acre of land.

I, Jon E. Hodde, Registered Professional Land Surveyor No. 5197 of the State of Texas, do hereby certify that the foregoing legal description describing 6,319 square feet or 0.145 acre of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 8<sup>th</sup> day of November, 2006, A. D.



*Jon E. Hodde*  
Jon E. Hodde  
Registered Professional  
Land Surveyor No. 5197

**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: February 20, 2025 GF No. \_\_\_\_\_  
Declarant: Jon Thornton Mostyn  
Description of Property: East Main S/D, Lot 5A2, 401 E. Alamo St., Brenham, TX 77833  
County Washington, Texas  
Date of Survey: November 8, 2006

"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, replatting, 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>Jon Thornton Mostyn</u>.</p> <p>My date of birth is <u>02/21/1969</u>.</p> <p>and my address is <u>15033 Kokomo Dr., Corpus Christi, TX 78418</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Nueces</u> County, State of <u>Texas</u>, on the <u>20th</u> day of <u>February</u>, <u>2025</u>.</p> <p>Signed:  Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</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: _____ Declarant</p>
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