

NOTES:

1. BASIS OF BEARING IS THE NORTHEAST R.O.W. LINE OF JACKSON RD. AS FOUND MONUMENTED ON THE GROUND.

2. BY GRAPHICAL PLOTTING ONLY THIS SITE IS IN ZONE C, AS PER F.I.R.M. MAPS 480268 0075 D, DATED NOVEMBER 20, 1998, AND 480266 0100 D, DATED NOVEMBER 20, 1998.

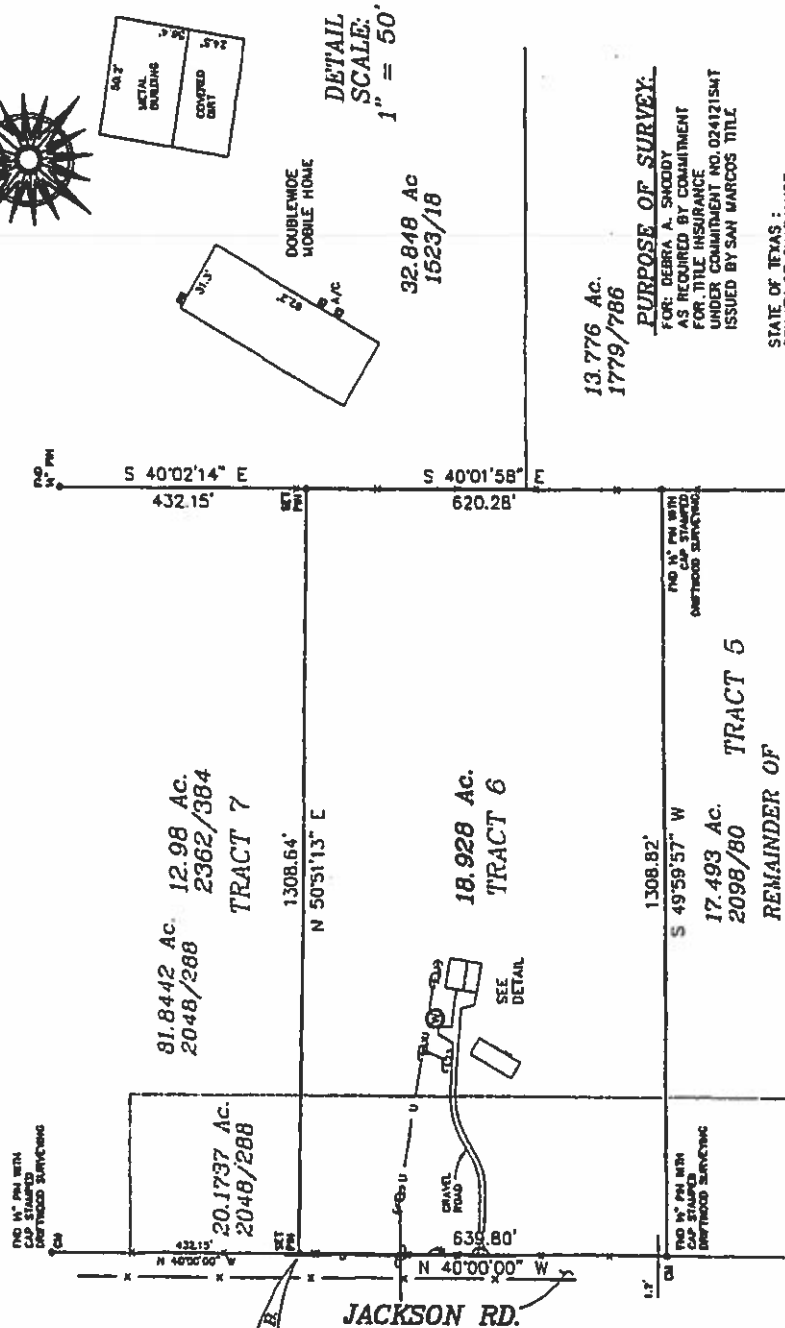
3. CORRESPONDING FIELD NOTES PREPARED.

4. ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

- X — CONTROLLING MONUMENT
- X — BARBED WIRE FENCE
- W — WIRE FENCE
- U — WATER WELL
- U — OVERHEAD UTILITY
- U — UTILITY POLE
- U — DIRT
- U — CONCRETE



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13.776 AC.
1779/786

PURPOSE OF SURVEY:

FOR: DEBRA A. SHODDY
AS REQUIRED BY COMMITMENT
FOR TITLE INSURANCE
UNDER COMMITMENT NO. 0241215MT
ISSUED BY SAN MARCOS TITLE

STATE OF TEXAS:
COUNTY OF GUADALUPE:

I, AUBREY C. HOLLAND, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THERE ARE NO VERBABLE EASEMENTS OR ENCUMBRANCES EXCEPT AS SHOWN.

Aubrey C. Holland
AUBREY C. HOLLAND

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

SURVEYED: AUGUST 2, 2007

PROJECT NO.: 0805114

DWG NO.: 0805114C

PLAT SHOWING:

SURVEY OF A 18.928 ACRE TRACT OF LAND SITUATED IN THE W.H. HUNTER SURVEY NO. 32, ABSTRACT 152, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND CALLED 81.8442 ACRES (TRACT ONE), AND A PORTION OF A TRACT OF LAND CALLED 20.1737 ACRES (TRACT TWO), CONVEYED TO IRA H. PEPIN, BY DEED RECORDED IN VOLUME 2048, PAGE 288, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.



114 North Austin Street
Seguin, Texas 78155
Phone: (830) 372-1001 Fax: (830) 379-1155

Field notes describing a 18.928 acre tract of land situated in the W.H. Hunter Survey No. 32, Abstract 152, Guadalupe County, Texas, being a portion of a tract of land called 81.8442 acres (Tract One), and a portion of a tract of land called 20.1737 acres (Tract Two), conveyed to Ira H. Pepin, by deed recorded in Volume 2048, Page 288, Official Records, Guadalupe County, Texas and being more particularly described as follows: Note: All set pins are ½" diameter rebar with an orange plastic cap stamped "Tri-County".

Beginning at an iron pin set in the northeast right-of-way line of Jackson Road and the southwest line of the 20.1737 acre tract for the south corner of a tract of land called 12.98 acres, described in Volume 2362, Page 384, Official Records, Guadalupe County, Texas and the west corner of the herein described tract. Said pin bears S 40° 00' 00" E, 432.15 feet from a ½" diameter iron pin with a plastic cap stamped Driftwood Surveying found for the west corner of the 81.8442 acre tract.

Thence, N 50° 51' 13" E, 1308.64 feet crossing the 20.1737 acre tract and the 81.8442 acre tract to an iron pin set in the southwest line of a tract of land called 32.848 acres, described in Volume 1523, Page 18, Official Records, Guadalupe County, Texas and the northeast line of the 81.8442 acre tract for the east corner of the 12.98 acre tract and the north corner of the herein described tract.

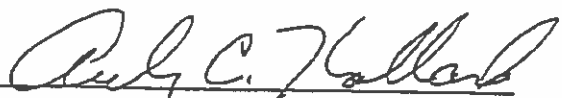
Thence, S 40° 01' 58" E, 620.28 feet with the southwest line of the 32.848 acre tract, the southwest line of a tract of land called 13.776 acres, described in Volume 1779, Page 786, Official Records, Guadalupe County, Texas and the northeast line of the 81.8442 acre tract, to a ½" diameter iron pin with a plastic cap stamped Driftwood Surveying found for the north corner of a tract of land called 17.493 acres, described in Volume 2048, Page 80, Official Records, Guadalupe County, Texas and the east corner of the herein described tract.

Thence, S 49° 59' 57" W, 1308.82 feet crossing the 81.8442 acre tract and the 20.1737 acre tract, to a ½" diameter iron pin with a plastic cap stamped Driftwood Surveying found in the northeast right-of-way line of Jackson Road and the southwest line of the 20.1737 acre tract, for the west corner of the 17.493 acre tract and the south corner of the herein described tract.

Thence, N 40° 00' 00" W, 639.80 feet with the northeast right-of-way line of Jackson Road and the southwest line of the 20.1737 acre tract to the Place of Beginning and containing 18.928 acre of land according to a survey made on the ground on August 2, 2007, by Tri-County Land Surveying Inc.

Corresponding plat prepared.
Project No. 0605114-T6




Aubrey C. Holland
Registered Professional
Land Surveyor No. 4493

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: _____

GF No. _____

Name of Affiant(s): LV McCary

Address of Affiant: 665 JACKSON RD KINGSBURY TX 78638

Description of Property: 665 JACKSON RD KINGSBURY TX 78638

County Guadalupe, Texas

"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 sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.):

2. We are familiar with the property and the improvements located on the Property.

3. We are 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. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We 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.

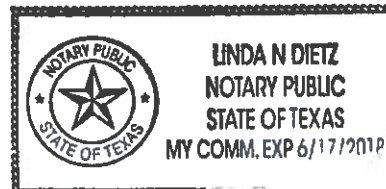
4. To the best of our actual knowledge and belief, since August 2, 2007 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on 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:) FENCES AND PORCHES

5. We 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. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

LV McCary
LV McCary



SWORN AND SUBSCRIBED this 17th day of September, 2019
Linda N Dietz
Notary Public