

STANGER
SURVEYING COMPANY
100 West Dallas Street
Cotton, Texas 75103
(903) 587-5880

R. CRAWFORD SUR.,
A-154

"TRACT H" CALL: 65.00 AC.
AUBREY GANDY, ET UX
VOL. 514, PG. 294

3/8" TIMBER SPIKE (SET)
IN ROADWAY

3/8" TIMBER SPIKE (SET)

JOHN T. N

APPROVED AND ACCEPTED
Waynette Ray
DATE NOV 16 2010

DATE NOV 16 2010

1/2" I.R.S. (REF)
(28.08')

COUNTY ROAD #4210

N 00°38'24" E - 337.31'

252.70'

CONC. SLAB

266.60'

POWER LINE

UNIMPROVED DRIVE

"SECOND TRACT" CALL: 15.0 AC.
BRYAN M'WIGURN
VOL. 509, PG. 540

600 NAIL (FND)
FR. WM. A 5/8" I.R.F. BRS:
N 89°59'45" E - 25.88'

SOUTHWEST CORNER OF CALLED: 31.95 AC.

EASEMENTS WERE NOT RESEARCHED.

RECORD DEDICATION OF COUNTY ROAD NO. 4211 WAS NOT FOUND BY THIS SURVEYOR.

I, MARK D. BRYANT, SR., REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 1998 AND AUGUST, 1999, AND THAT THERE ARE NO VISIBLE AND APPARENT PROTRUSIONS, ENCROACHMENTS, OR CONFLICTS, EXCEPT AS SHOWN. REFERENCE METES AND BOUNDS PREPARED, EVEN DATE.

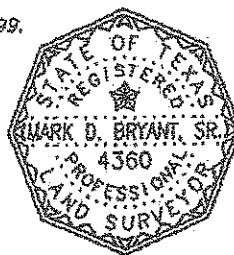
GIVEN UNDER BY HAND & SEAL, THIS THE 24TH DAY OF AUGUST, 1999.
PLAT REVISED 06-30-2003 TO CHANGE COUNTY ROAD NUMBER.

BY: Mark D. Bryant, Sr.

MARK D. BRYANT, SR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4360

PLAT VOID IF NOT SIGNED IN RED.

PREPARED FOR: DAVID AND WAYNETTE RAY



JOH

SURVEY CO.

FB/PG: VZ 28

VILLIAMS SUR., 569

CALL: 7.50 AC.
FERN D. LEAR, ET UX
VOL. 1497, PG. 950

GARY DAVID BALDWIN, ET UX
MARCH 6, 1998
CALL: 31.95 AC. TO SETH ADAMS, ET UX
VOL. 1457, PG. 160

S 89°21'25" E - 1052.84'

SURVEYED 7.90 AC

OF WHICH APPROX. 0.20 ACRES
LIES WITHIN THE RIGHT-OF-WAY OF
COUNTY ROAD NO. 4210

1/2" I.R.S.
MOST EASTERLY, SOUTHEAST
CORNER OF CALLED: 31.95 AC.

(CALL: WEST - 1023.50')
T. S 89°59'45" W - 1023.50'
NE PP

CALL: 15.00 AC.
JACK ALEXANDER, ET UX
VOL. 1450, PG. 473

KEY
RE NO
RIPTION

- X— DENOTES FENCE
- +— DENOTES POWER LINE
- PP = DENOTES POWER POLE
- GA = DENOTES GUY ANCHOR
- WM = DENOTES WATER METER
- I.R.F. = DENOTES IRON ROD (FOUND)
- I.R.S. = DENOTES IRON ROD (SET) W/ CAP MARKED "STANGER"

**PLAT OF SURVEY
SHOWING PART OF THE
T. McWILLIAMS SURVEY, ABSTRACT NO. 569
VAN ZANDT COUNTY, TEXAS**

SCALE: 1" = 100 FEET

TEO: 08-19-1999

JOB NO: 98814

PART OF "FIRST TRACT" CALL: 91.92 AC.
GARY DAVID BALDWIN, ET UX
VOL. 1083, PG. 797

EXISTING FENCE

ACT. S 05°47'52" W - 327.07'
(CALL: S 05°48'12" W - 722.45')

1/2" I.R.S.

47.0'

72.2'

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

Date: _____

GF No. _____

Name of Affiant(s): David M. Ray, Waynette Ray

Address of Affiant: 995 VZCR 4210, Athens, TX 75751

Description of Property: Acres: 7.910, ABST: 569, SUR: J T MCWILLIAMS

County Van Zandt, 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 6/30/2003 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:) House completed and workshop 30x40 added

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.

David M. Ray
David M. Ray

Waynette Ray
Waynette Ray

SWORN AND SUBSCRIBED this 2 day of February, 2016

[Signature]
Notary Public

(TAR- 1907) 02-01-2010

Page 1 of 1

RE/MAX Landmark Rose, 430 S. Trade Days Canton, TX 75103

Phone: 9032452056

Fax: 9036420065

Bob Reese

VZCR 4210 995

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