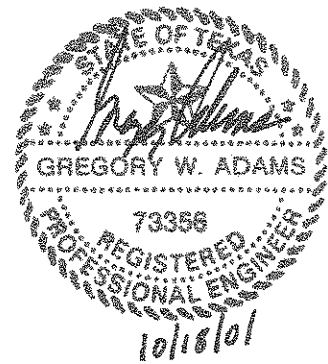
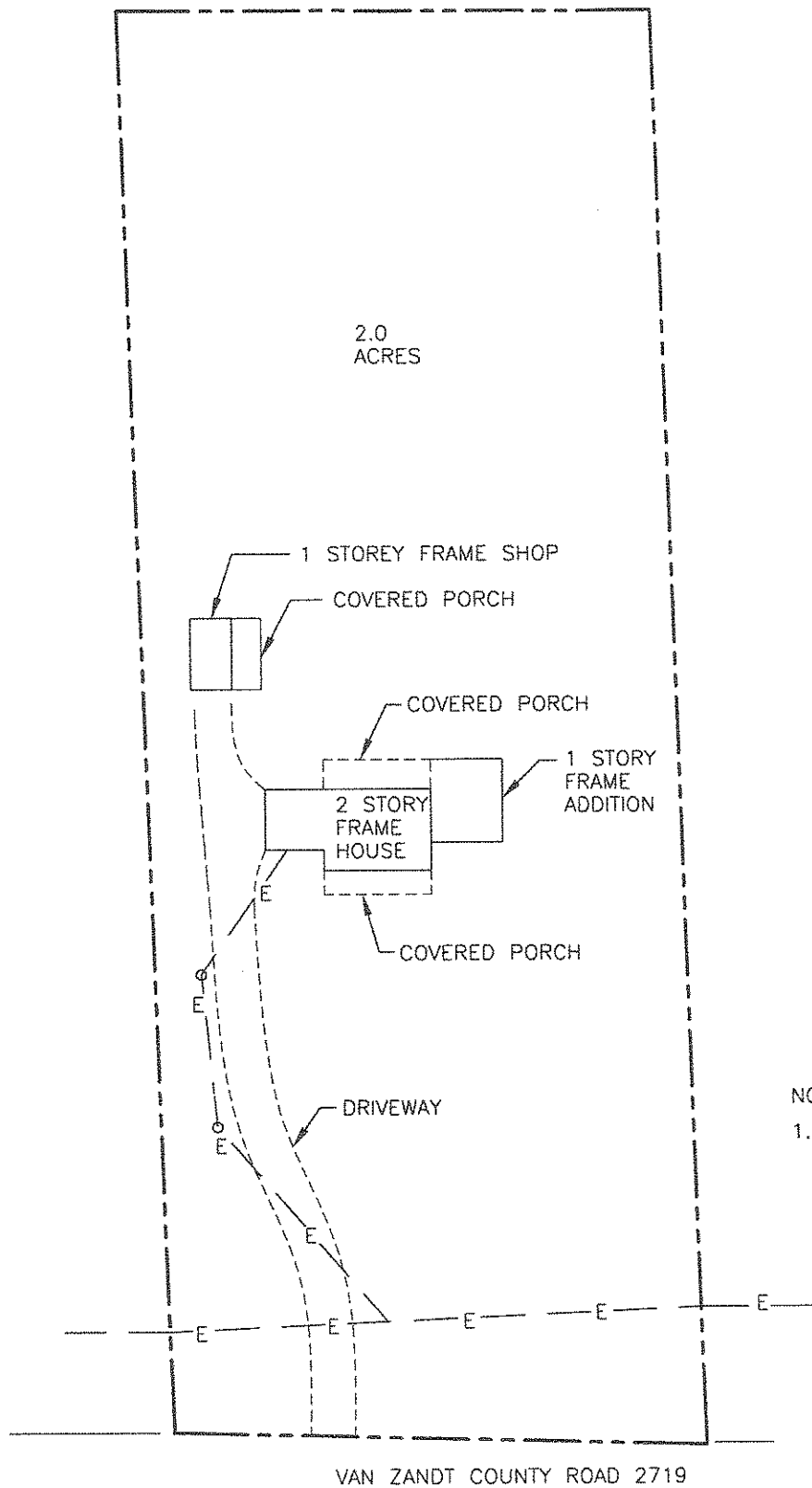


C:\DWG\GREGSCOTT.DWG



NOTE:

1. PROPERTY LINES TAKEN FROM PLAT OF SURVEY BY GEARLD A. CARTER, RPLS DATED DEC. 1993.

SITE PLAN

WILLIAM S. ADAMS RESIDENCE
VAN ZANDT COUNTY, TEXAS

REVISIONS						
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

DSN.	DATE :	10/01
DWN. GLW	SCALE :	GRAPHIC
CHK. GWA	DWG :	GREGSCOTT.DWG

FIGURE

1

FIELD NOTES

SCOTT ADAMS
2.00 ACRES

JACKSON TODD SURVEY
ABSTARCT NO. 847

VAN ZANDT COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Van Zandt County, State of Texas, on the Jackson Todd Survey, A-847, and being a part of the called 101.52 acre third tract conveyed to Louis G. Thomas and wife, Nellie N. Thomas, by Bruce Dunn and wife, Ruby Dunn, by Warranty Deed Dated February 19, 1974, and recorded in Volume 810, Page 758, of the Van Zandt County Deed Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail fd. for corner in County Road at the Southeast corner of the called 101.52 acre tract, the Northeast corner of a 46.73 acre tract conveyed to Judy K. Hyde Vickers by Fay Cantrell Hyde, a widow, and James Herman Hyde, Jr., by Warranty Deed dated July 14, 1987 and recorded in Volume 1125, Page 278, of the Van Zandt County Deed Records and in the West boundary line of the ACORN ESTATES Subdivision as shown by Recorded Plat No. A-203 of the Van Zandt County Plat Records, from whence a 3/8" iron rod bears SOUTH 88 degrees 10 minutes 52 seconds West 33.73 feet;

THENCE SOUTH 88 degrees 10 minutes 52 seconds West along the South line of the called 101.52 acre tract and the North line of the 46.73 acre tract 480.37 feet to a 1/2" iron rod fd. for corner in fence line from whence a 6" Elm marked $\frac{1}{8}$ bears North 88 degrees East 22.90 feet and a 16" Post Oak Marked $\frac{1}{8}$ bears North 5 degrees East 12.90 feet;

THENCE NORTH 00 degrees 05 minutes 34 seconds East 180.70 feet to a 1/2" iron rod fd. for corner;

THENCE NORTH 88 degrees 11 minutes 52 seconds East 484.60 feet to a 60d nail fd. for corner in County Road, the East line of the called 101.52 acre tract and in the West boundary line of the afore mentioned ACORN ESTATES; from whence a 1/2" iron rod bears South 88 degrees 11 minutes 52 seconds West 46.15 feet;

THENCE SOUTH 1 degree 26 minutes West along County Road and the East line of the called 101.52 acre tract 180.75 feet to the place of beginning and containing 2.00 acres of land.

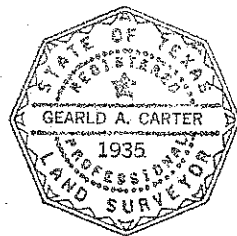
SURVEYOR'S CERTIFICATE

I, Gearld A. Carter, Registered Professional Land Surveyor No. 1935, do hereby certify that I directed the survey of the above described tract of land and prepared the above field notes describing the boundaries of same just as they were found and surveyd upon the ground and this survey is made in accordance with the STANDARDS FOR LAND SURVEYS of the TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS as adopted September 1, 1992, and will meet the accuracy requirements as set out in rule 663.15C, as defined therein.

WITNESS my hand and seal at Athens, Texas, this the 6th. day of December A.D. 1993.

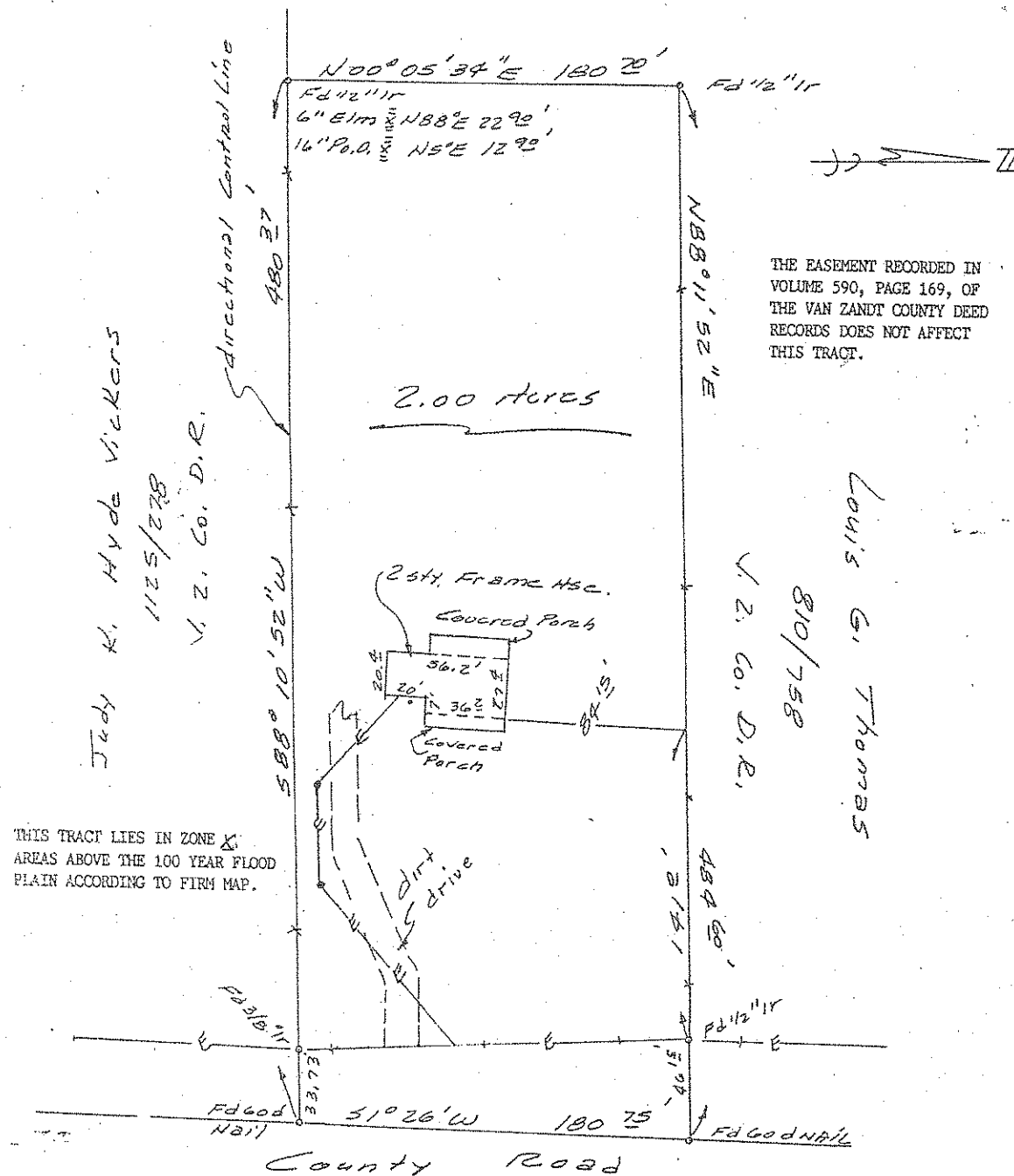
Gearld A. Carter

Gearld A. Carter
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935



William I Adams

Darlene C. Adams



THE EASEMENT RECORDED IN VOLUME 590, PAGE 169, OF THE VAN ZANDT COUNTY DEED RECORDS DOES NOT AFFECT THIS TRACT.

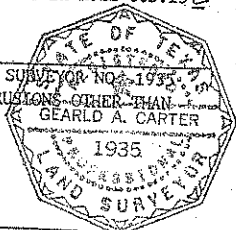
THIS TRACT LIES IN ZONE X AREAS ABOVE THE 100 YEAR FLOOD PLAIN ACCORDING TO FIRM MAP.

PLAT OF SURVEY

I, Gearld A. Carter, Registered Professional Land Surveyor No. 1935, do hereby certify that the PLAT shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of December, 1993, and all corners are as shown hereon and this survey is made in accordance with the STANDARDS FOR LAND SURVEYS of the TEXAS BOARD OF PROFESSIONAL LAND SURVEYING as revised in November, 1993, and will meet the accuracy requirements as set out in RULE 663.15C as defined therein:

SCALE: 1" = 60'
 SURVEY: JACKSON TOLL A-847
 DESCRIPTION: pt of 810/758
 VAN ZANDT COUNTY, TEXAS
 SURVEY FOR: Scott Adams

Gearld A. Carter
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935
 P.O. BOX 1445
 ATHENS, TEXAS 75751
 903-675-7346



Gearld A. Carter, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935, THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN THOSE SHOWN HEREON.

William L. Adams
 Darlene C. Adams

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

Date: 10/17/15

GF No. _____

Name of Affiant(s): William S. Adams

Address of Affiant: PO Box 382, Mabank, TX 75147

Description of Property: Acres: 2.000, ABST: 847, SUR: J TODD

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 Dec 1993 + Oct 2001 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): _____

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.

William S. Adams
William S. Adams

Dorlene Adams
Dorlene Adams

SWORN AND SUBSCRIBED this 19 day of October, 2015

Debbie Lynn
Notary Public

