

INGRESS AND EGRESS EASEMENT
CALLED 1.674 ACRES
TED NORRELL, ET AL
VOLUME 2162, PAGE 202
D.R.V.Z.C.T.

LINE	BEARING
L1	S 43°11'10"
L2	N 64°58'42"
L3	N 48°50'54"

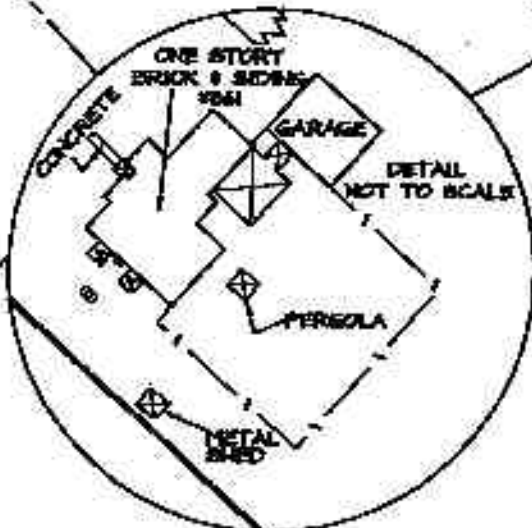
LEGEND

- ▲ C/T = CONTROL
- IRP = IRON ROD
- IRB = 5/8" IRON BOLT
- IT = POWER T
- AC = AIR COND
- E = OVERHEAD
- X = WIRE FEN
- // = HOOD F
- D.R.V.Z.C.T. = ZANDT CC
- EM = ELECTRIC
- GS = PROPANE

CALLED 68.125 ACRES
TED & STACEY NORRELL
VOLUME 1675, PAGE 566
D.R.V.Z.C.T.

CALLED 16.15 ACRES
TRACY & DEBRA HOOD
VOLUME 2254, PAGE 176
D.R.V.Z.C.T.

ANTHONY & JENNIE GRAY
SURVEYED 5.00 ACRES
PART OF
A CALLED 55.22 ACRES
VOLUME 1542, PAGE 129
D.R.V.Z.C.T.



REMAINDER OF A
CALLED 55.22 ACRES
ANTHONY & JENNIE GRAY
VOLUME 1542, PAGE 129
D.R.V.Z.C.T.

SURVEY NOTES:

- 1) Except as shown there are no visible protrusions.
- 2) Basis of Bearing (S 41°57'17" E) Northeastern line of 55.22 acres as recorded in Volume 1542, Page 129 D.R.V.Z.C.T.
- 3) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

Alamo Title Insurance
GF. NO. 110070
Effective Date:

March 3, 2011

Issued:

March 7, 2011

L. CHIRINO
ABSTRACT

CALLED
HALL
VOLUME
D.F.

DISTANCE

436.29'

444.31'

173.95'

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF VAN ZANDT

All that certain lot, tract, or parcel of land situated in Van Zandt County, Texas, being 5.00 acres in the L. Chirino Survey, Abstract Number 125, and being part of a called 33.22 acre tract of land described in a deed to Anthony and Jennie Gray in Volume 1542, Page 129 of the D.R.V.Z.C.T. Said 5.00 acres being more particularly described as follows:

BEGINNING at a point for corner within the limits of Van Zandt County Road 4113, being the most Easterly corner of a called 63.128 acre tract of land described in a deed to Ted and Stacey Norrell in Volume 1675, Page 364 of the D.R.V.Z.C.T., being the most Southerly corner of an Ingress and Egress Easement described in a deed to Ted Norrell, et al in Volume 2162, Page 202 of the D.R.V.Z.C.T., being the most Westerly corner of a called 16.13 acre tract of land described in a deed to Tracy and Debra Hood in Volume 2254, Page 176 of the D.R.V.Z.C.T., and being the most Northerly corner of said 33.22 acre Gray tract;

THENCE South 49°57'17" East along and near the fenced Northeasterly line of said 33.22 acre Gray tract, passing a 1/2" iron rod found for reference at a distance of 30.78 feet, and continuing in all a distance of 906.46 feet to a 1/2" iron rod found for corner. Said iron rod being the most Southerly corner of the said 16.13 acre Hood tract, and being a Westerly corner of a called 18.99 acre tract of land described in a deed to Marlow Erroll Lee and Marilyn in Volume 1542, Page 364 of the D.R.V.Z.C.T.;

THENCE South 45°11'10" East continuing along and near the fenced line, passing the most Westerly corner of said 18.99 acre Marlow tract and a 31.24 acre tract of land described in a deed to Billy and Sarah Danner in Volume 2146, Page 177 of the D.R.V.Z.C.T. at 15.81 feet and continuing in all a distance of 436.29 feet to a 1/2" iron rod found for the most Easterly corner of said 33.22 acre Gray tract, and the most Easterly corner of this;

THENCE North 69°58'42" West covering across and through said 33.22 acre Gray tract, a distance of 444.31 feet to a 3/8" iron rod set for corner;

THENCE North 47°46'30" West continuing across and through said 33.22 acre Gray tract, passing a 3/8" iron rod set for reference at a distance of 90.92 feet, and continuing in all a distance of 940.92 feet to a PK nail set for corner within the limits of said County Road 4113, being in the Southeasterly line of said 63.128 acre Norrell tract, and being in the Northeasterly line of said 33.22 acre Gray tract;

THENCE North 45°58'34" East being within the limits of said County Road 4113, a distance of 173.95 feet to the POINT OF BEGINNING and containing 217,577 square feet or 5.00 acres of land.

TO JACQUE TUCKER;

I, John D. Fincher, Registered Professional Land Surveyor No. 1706, do hereby state that the survey map herein, depicts and describes the results of an actual on the ground survey made on the 28th day of March, 2011 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.

ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

John D. Fincher, R.P.L.S.
Texas Registration No. 1706
Date: March 8, 2011
FORESIGHT LAND SERVICES, LLC.
24443 IH 20
Wills Point, Texas 75669
Phone (903) 673-3600
Fax (903) 673-3605



BOUNDARY SURVEY

BEING A 5.00 ACRE TRACT OF LAND SITUATED
IN THE L. CHIRINO SURVEY, ABSTRACT NO. 125
VAN ZANDT COUNTY, TEXAS

Scale: 1"=200'	DATE: 03/08/11
DRAWN BY: NED	
APPROVED: JDF	
PARTY CHIEF: DAN / NED	
PROJECT NO. 11-0779	

SHEET

1

OF 1

FORESIGHT LAND SERVICES, LLC. 24443 IH 20 WILLS POINT, TEXAS 75669 803-673-3600 FAX 803-673-3605

Land Services, LLC
Copyright © 2011

MONUMENT
NO

SET
DESIGN

OR
TRAC

RECORDS VAN
TEXAS

R

ALL 31.24 ACRES
SARAH DANNER
2146, PAGE 177
D.R.V.Z.C.T.

31.24 ACRES
SARAH DANNER
2146, PAGE 177
D.R.V.Z.C.T.

1/2" IRP

79 ACRES
RONNIE
PAGE 15
C.T.

RYEY,
D. 125

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: January 18, 2013

GF No. _____

Name of Affiant(s): Jackie Tucker

Address of Affiant: 561 WZ CR 4113, Canton, TX 75103

Description of Property: Home and 5 acres

County: Van Landt, 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 duly 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.":
Jackie Tucker

2. We are familiar with the Property and with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 3-24-2011 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. conveyance, replatings, 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 the Title Company or the title insurance 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.


Jackie Tucker

SWORN AND SUBSCRIBED this _____ day of _____

Notary Public

(TAR-1907) 5-01-08

Real Estate Pro 1445 S. Buffalo Canton, TX 75103

Phone: 936-561-7777

Fax: 936-561-7774

Public Member

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www.2012log.com

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Tucker, Jackie