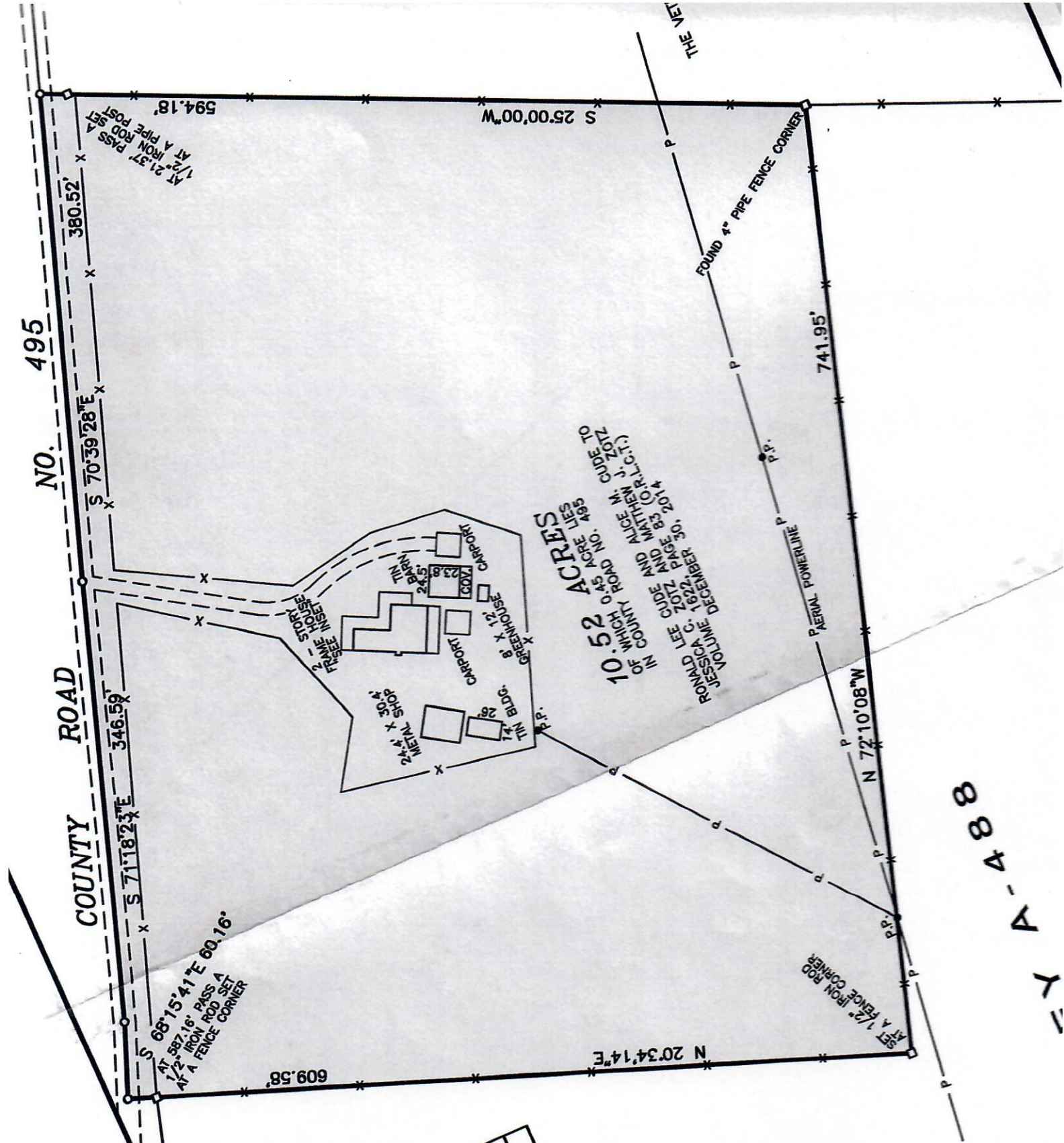


CITY
JERRY
TEXAS

1-6-04
3/2/04

97'4" DEED (O.R.L.C.T.)
S. LIPPERT
S. LIPPERT

Y A - 488



Williford Land Surveying
P. O. Box 1266 • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
Clint Williford RPLS#5973

Legal Description
For Robert McCully and Donna McCully
H.A. Law Survey, Abstract No. 488
Leon County, Texas

10.52 Acres

All that certain lot, tract or parcel of land, part of the H.A. Law Survey, Abstract No. 488, Leon County, Texas, being all of that certain tract described in a deed to Jessica C. Zotz and Matthew J. Zotz from Ronald Lee Cude and Alice M. Cude on December 30, 2014 in Volume 1622, Page 83 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at the East corner of the above mentioned Zotz tract, a North corner of a called 235.86 acre tract conveyed to Finis E. Black in Volume 545, Page 731 and being in the center of County Road No. 495, from which a ½" iron rod (set) at a pipe post bears South 25 deg. 00 min. 00 sec. West – 21.37 ft.;

THENCE South 25 deg. 00 min. 00 sec. West generally with the occupied Southeast line of the Zotz tract and generally with a occupied Northwest line of the 235.86 acre Black tract, a distance of 594.18 ft. to a 4" pipe fence corner (found) for the occupied South corner of the Zotz tract and being an East corner of a called 73.597 acre tract conveyed to Glenn Wayne Lipperdt et al in Volume 1662, Page 476;

THENCE North 72 deg. 10 min. 08 sec. West with the Southwest line of the Zotz tract and a Northeast line of the 73.597 acre Lipperdt tract, a distance of 741.95 ft. to a ½" iron rod (set) at a fence corner for an ell corner of same and being the West corner of the Zotz tract;

THENCE North 20 deg. 34 min. 14 sec. East with the Northwest line of the Zotz tract and a Southeast line of the 73.597 acre Lipperdt tract, at 587.16 ft. pass a ½" iron rod (set) at a fence corner and continue a total distance of 609.58 ft. to the North corner of the Zotz tract and being in the center of said County Road No. 495;

THENCE in a southeasterly direction with the Northeast lines of the Zotz tract and with the center of County Road No. 495 as follows:

South 68 deg. 15 min. 41 sec. East a distance of 60.16 ft. to a corner,

South 71 deg. 18 min. 23 sec. East a distance of 346.59 ft. to a corner and

South 70 deg. 39 min. 28 sec. East a distance of 380.52 ft. to the place of beginning and containing **10.52 acres** of land of which 0.45 acre lies in County Road No. 495.

The bearings recited herein are based on a Northwest line of a called 235.86 acre tract described in Volume 261, Page 240 of the Deed Records of Leon County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.



James C. Williford

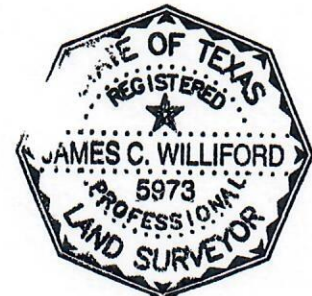
Registered Professional Land Surveyor No. 5973

Firm Registration No. 10082500

June 23, 2016

Job No. 16-094 Book: 43/22

Plat accompanies legal description



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

Date: 8/11/2017 GF No. _____
Name of Affiant(s): Robert L. McCully Sr & Renea McCully
Address of Affiant: 11229 CR 495 Marquez TX 77865
Description of Property: 10.52 acres +/- H.A. Law Survey A-488
County Leon, 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.):

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 June 23, 2016 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:) NONE

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.

X Robert L. McCully Sr

X Renea McCully

SWORN AND SUBSCRIBED this 11 day of August, 2017.

Chad Wood
Notary Public