

Ralph
Kent D. S
Marc
Vol. 8

26.77 acre tract one

on one bearing
N 77°07'10"W 141.61'

153.86 acres
Thomas A. Lee, Jr., et ux
Vol. 820, Pg. 285

Section 1, Block 1, H. & T.C. RR Survey
A-493

30.07 acres
Larry W. Keith, et ux
to
Todd C. Anders, et ux
October 31, 2011
Vol. 942, Pg. 38

Hazel L. Stephens
to
M.E. Stephens, et al
December 9, 1987
Vol. 698, Pg. 504

13.87 acres

F.M. Highway No. 2318

NE 1/4, Section 2, Block 1, H. & T.C. RR Survey
A-1343

36.90 acres

Troy E. Rosson, et ux
to
Larry W. Keith, et ux
June 3, 2003
Vol. 829, Pg. 498

Section 4, Block 1, H. & T.C. RR Survey

R=2914.79'
A=482.21'
LC=S 21°53'01"E
481.66'

30.0 acre tract one

5.306 acre tract two

50.00 acres
Patty R. Newnham, et al
to
Joe Mack Newnham
December 6, 2004
Vol. 852, Pg. 69

Section 4, Block 1, H. & T.C. RR Survey

37.04:
Leland I
Larry W. Keith
August 5,
Vol. 711, Pg.

R=2814.77'
A=99.60'
LC=S 25°36'32"E
99.59'

Hazel L. Stephens
to
M.E. Stephens, et al
December 9, 1987
Vol. 698, Pg. 504

Survey of
36.90 & 13.13.87 acres
in the
Sections 2 & 4 of Block 1, H. & T.C. RR Survey
by Kenneth D. Leatherwood
Registered Professional Land Surveyor No. 5531
Hennsville, Texas 76401
(254) 968-5539
Fax (254) 968-6960



— FEET

Kenneth D. Leatherwood

Registered Professional Land Surveyor

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Stephenville, Texas 76401

Phone 254 968 5539
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Land Description

State of Texas:
County of Comanche:

All that certain 36.90 acre tract of land, being 31.59 acres in the Northeast $\frac{1}{4}$ of Section 2, Block 1, of the H. & T.C. Railroad Survey, A - 1343, and 5.31 acres in Section 3, Block 1, of the H. & T.C. Railroad Survey, A - 492, in Comanche County, Texas, and being all of that certain 30 acre tract one and 5.306 acre tract two described in deed from Troy E. Rosson, et ux, to Larry W. Keith, et ux, dated June 3, 2003, and recorded in volume 829, page 498 of the deed records of Comanche County, Texas, and described as follows:

Beginning at a capped 3/8 iron rod set in the west right of way of F.M. Highway No. 2318, at the northeast corner of the said 5.306 acre tract, the southeast corner of a 30.07 acre tract described in deed from Larry W. Keith, et ux to Todd C. Anders, et ux, dated October 31, 2011, and recorded in volume 942, page 38 of the deed records of Comanche County, Texas, for the northeast corner of this tract, from which the calculated northeast corner of Section 2, the northwest corner of Section 3 bears N 71° 57' 06" W, 16':

Thence along the west right of way of F.M. Highway No. 2318 as follows:

Along a curve to the left, radius 2914.58', long chord S 21° 53' 01" E, an arc distance of 482.21' to the end of said curve:

S 26° 37' 21" E, 374.80' to the beginning of a curve:

And along a curve to the right, radius 2814.77', long chord S 25° 36' 32" E, 99.59', an arc distance of 99.60' to a 3/8 iron rod found in the pathway of gate, at the southeast corner of the said 5.306 acre tract, for the southeast corner of this tract, from which a fence corner post bears N 07° 36' 27" W, 7.65':

Thence N 72° 33' 50" W, along the south line of the said 5.306 acre tract and crossing fenceline, 650.67' to a 3/8 iron rod found at the southwest corner of the said 5.306 acre tract, for the southwest corner of this tract, from which a 2" pipe fence corner post bears S 16° 53' 21" W, 27.17':

Thence N 20° 38' 22" E, along a fence and the west line of the said 5.306 acre tract, 157.15' to a spike found in a 30" post oak tree used as a fence corner post at the occupied southeast corner of the said 30 acre tract and at the northeast corner of a 50 acre tract described in deed from Patty R. Newnham, et al to Joe Mack Newnham, dated December 6, 2004, and recorded in volume 852, page 69 of the deed records of Comanche County, Texas:

Thence N 70° 29' 41" W, along the south line of the said 30 acre tract, 2643.32' to a capped 3/8 iron rod set at the base of a fence corner post at the occupied southwest corner of the said 30 acre tract, for the southwest corner of this tract:

Thence N 18° 14' 48" E, along a fence and the west line of the said 30 acre tract, 495.48' to a 1" iron pipe found at the northwest corner of the said 30 acre tract, in the south line of a 153.36 acre tract described in deed to Thomas A. Lee, Jr., recorded in volume 820, page 285 of the deed records of Comanche County, Texas, for the northwest corner of this tract:

Thence S 71° 44' 15" E, along the north line of the said 30 acre tract, 1280.28' to a $\frac{1}{2}$ " iron rod found at the southeast corner of the said 153.86 acre tract:

Thence S 71° 57' 06" E, along the north line of the said 30 acre tract and said 5.306 acre tract, 1362.59' to the point of beginning and containing 36.90 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on 26 March 2012.

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

Date: March 3, 2018 GF No. _____

Name of Affiant(s): Diane De Prang

Address of Affiant: 2516 Fm 2318 De Leon TX 76444

Description of Property: _____

County COMANCHE, 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."):

I am the owner of the Property.

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 March 2012 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;

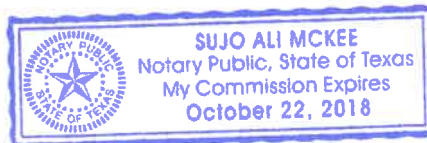
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

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.

Diane De Prang



SWORN AND SUBSCRIBED this 2nd day of March, 2018
SuJo Ali McKee
Notary Public