

MA TTHEW A. RODRIGUEZ  
VOL. 714, PG. 390  
(N30°05'15"E)  
N28°41'15"E (N  
142

SURVEY PLAT OF 3.78 ACRES OF LAND OUT OF THE VINCENTE ZEPEDA GRANT, ABSTRACT NO. 23, WILSON COUNTY, TEXAS AND BEING PARTS OR PORTIONS OF LOT 53 AND LOT 54, ARROWHEAD SUBDIVISION, UNIT 2, AS SHOWN ON THE PLAT OF RECORD IN VOLUME 7, PAGE 12 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83, TEXAS SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR HUBERT DONALD PRICE. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

VOL. 7, PG. 12 - PLAT  
VOL. 876, PG. 834 - RESTRICTIONS  
VOL. 944, PG. 884 - RESTRICTIONS

LOT 55

3.78 ACRES  
LOT 54

LOT 53

FIRM NO. 10052700  
FLORESVILLE, TEXAS  
(830) 393-4770

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS  
AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE  
WORKING UNDER MY DIRECT SUPERVISION

THIS 2ND DAY OF MARCH, 20 18 A.D.

R.P.L.S. NO.5186

JOB NO. 18-0135

STATE OF TEXAS  
COUNTY OF WILSON

FIELD NOTES FOR 3.78 ACRES OF LAND

**BEING** 3.78 ACRES OF LAND OUT OF THE VINCENTE ZEPEDA GRANT, ABSTRACT NO. 23, WILSON COUNTY, TEXAS AND BEING PARTS OR PORTIONS OF LOT 53 AND LOT 54, ARROWHEAD SUBDIVISION, UNIT 2, AS SHOWN ON THE PLAT OF RECORD IN VOLUME 7, PAGE 12 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found  $\frac{1}{2}$ " pin on the westerly right-of-way of Broken Arrow for the southeasterly corner of Lot 55 and the northeasterly corner of Lot 54 and of this tract;

**THENCE** with said right-of-way as follows:

South  $09^{\circ} 12' 41''$  West, a distance of 155.41 feet to a found  $\frac{1}{2}$ " pin;

South  $22^{\circ} 57' 59''$  West, a distance of 90.16 feet to a found  $\frac{1}{2}$ " pin;

South  $23^{\circ} 06' 32''$  West, a distance of 77.63 feet to a found  $\frac{1}{2}$ " pin for the southeasterly corner of this tract;

**THENCE** into and across Lots 53 and 54 as follows:

North  $61^{\circ} 15' 26''$  West, a distance of 208.69 feet to a pipe corner post;

North  $45^{\circ} 17' 56''$  West, a distance of 440.41 feet to a pipe corner post on the easterly line of the Matthew A. Rodriguez land as described in Volume 714, Page 390 of the Official Public Records of Wilson County, Texas for the southwesterly corner of this tract;

**THENCE** with the common line of said Rodriguez land as follows:

North  $28^{\circ} 41' 15''$  East, a distance of 147.85 feet to a found  $\frac{1}{2}$ " pin;

North  $29^{\circ} 26' 22''$  East, a distance of 43.95 feet to a found  $\frac{1}{2}$ " pin for the southwesterly corner of the aforementioned Lot 55 and the northwesterly corner of Lot 54 and of this tract;

**THENCE** South  $61^{\circ} 18' 47''$  East, with the common line of said Lot 55, a distance of 563.08 feet to the **POINT OF BEGINNING** and containing 3.78 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

**POLLOK & SONS SURVEYING, INC.**

Firm No. 10052700

  
Larry J. Pollok, RPLS #5186  
March 2, 2018



Refer. 18-0135



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

Date: 4/19/18

GF No. \_\_\_\_\_

Name of Affiant(s): Donald Price

Address of Affiant: 331 Broken Arrow, Floresville, Tx 78114

Description of Property: Arrowhead Sub, Lot 54 (Pt) (U-2), Ac 3.78, Parcel ID/Tax ID 0602-02000-05400

County Wilson, 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 APRIL 11, 2018 there have been no:

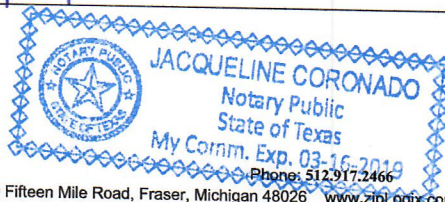
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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.

SWORN AND SUBSCRIBED this 19th day of April, 2018  
Jacqueline Coronado  
Notary Public



(TAR-1907) 02-01-2010

## "AUSTIN CLOSING"

### Top 10 Favorite Things about Your Home

Now is your time to brag! Please help us understand what lead you to purchase you home by listing your top 10 favorite things about your home. This will help us make sure that others know how great it is!

Thank you!

1. Totally WOODED LOTS
2. PAVED ROAD, WATER & POWER
3. SCHOOL BUS AT YOUR DOOR
4. BACKS UP ON SEVERAL 100 ACRES OF WOODS
5. CLOSE TO S.A., FLORESVILLE, A.F. BASES
6. QUALITY RESTRICTIONS AND NO HOA
7. LOW WILSON COUNTY TAXES
8. NO THRU STREETS
9. \_\_\_\_\_
10. \_\_\_\_\_

Also, please list the items you have upgraded/updated in your home so that we can note the difference between your home and the others in your neighborhood. Thanks!

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