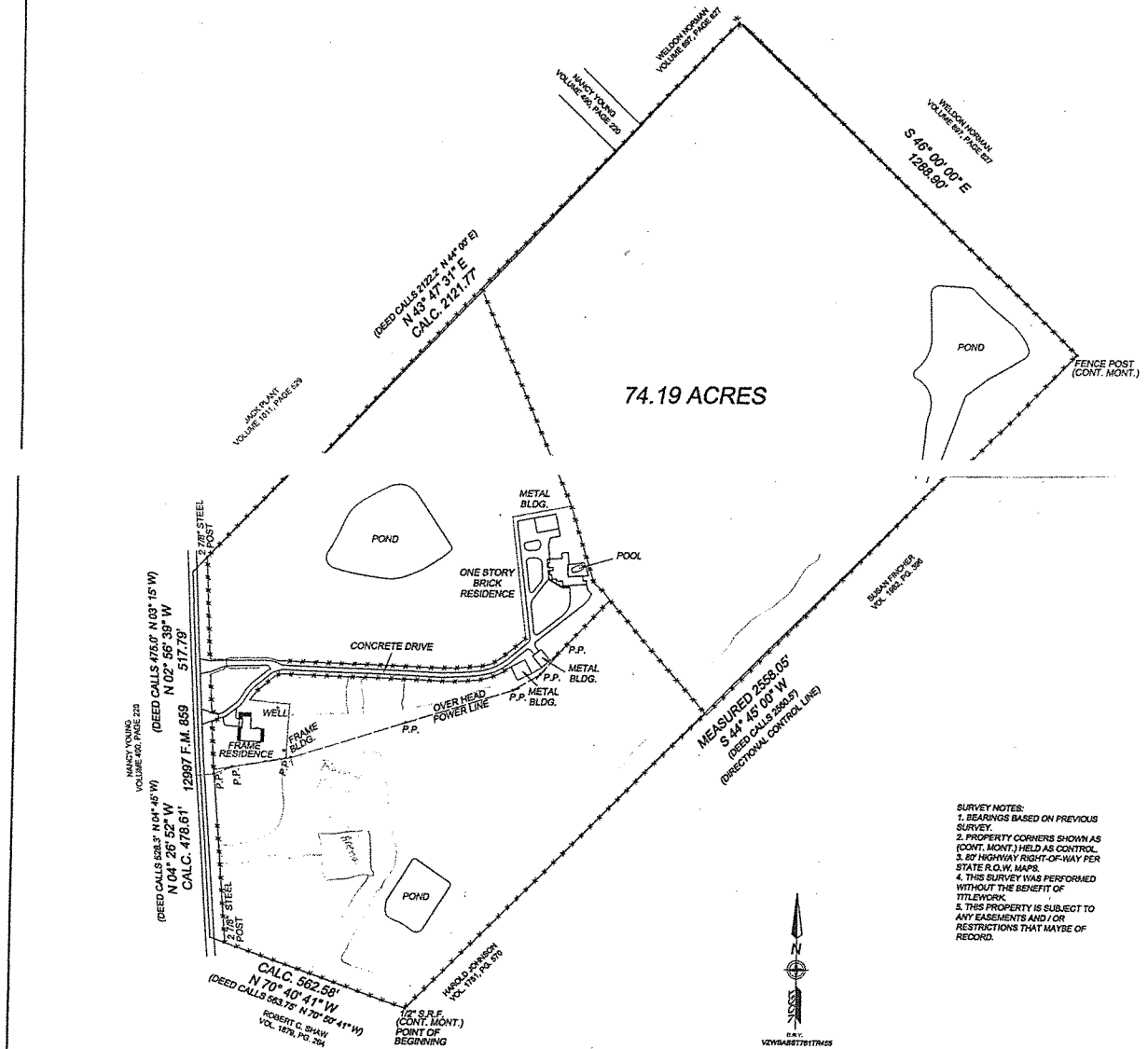


SURVEY

ADDRESS: 12997 Farm to Market Road No. 859, Van Zandt County, Texas.
 LEGAL: All that certain lot, tract or parcel of land situated in the William Sherman Survey, Abstract No. 761, Van Zandt County, Texas, and being that called 74.44 acre tract of land conveyed to Wayne Marshburn and Martha Marshburn in Volume 1666, Page 607, Real Records of Van Zandt County, Texas, and being more particularly described as follows:
 BEGINNING at a 1/2 inch steel rod found for the Southeast corner of said Marshburn tract;
 THENCE North 70 degrees 40 minutes 41 seconds West, passing a 2 7/8 inch steel fence post at 519.57 feet, in all 562.58 feet to a point in the centerline of Farm to Market Road No. 859 for corner;
 THENCE North 04 degrees 26 minutes 52 seconds West, with the centerline of Farm to Market Road No. 859, 478.61 feet to a point for corner;
 THENCE North 02 degrees 58 minutes 39 seconds West, continuing with the centerline of Farm to Market Road No. 859, 517.79 feet to a point for corner;
 THENCE North 43 degrees 47 minutes 31 seconds East, passing a 2 7/8 inch steel fence post at 56.53 feet, in all 2121.77 feet to a 5/8 inch steel rod set and capped "Vogt 5248" for corner;
 THENCE South 46 degrees 00 minutes 00 seconds East, 1288.90 feet to a wood fence post found for corner;
 THENCE South 44 degrees 45 minutes 00 seconds West, 2558.05 feet to the Point of Beginning and containing 74.19 acres of land, of which approximately 0.94 of an acre lies within the right-of-way of Farm to Market Road No. 859.



SURVEY NOTES:
 1. BEARINGS BASED ON PREVIOUS SURVEY.
 2. PROPERTY CORNERS SHOWN AS (CONT. MONT.) HELD AS CONTROL.
 3. 87' HIGHWAY RIGHT-OF-WAY PER STATE R.O.W. MAPS.
 4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLEWORK.
 5. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS THAT MAY BE OF RECORD.



Date: 05-16-2008
 Survey No.: 06.1578
 Titlework by: None
 G.F. No.: None
 Scale: 1"=200'
 Purchaser:
 Seller: Marshburn

State Law (HB 2266) -
 Requires anyone digging deeper than 16 inches to call the ONE-CALL NOTIFICATION CENTER at (800) 344-6377, two days prior to digging.

LEGEND

Steel Rod Found S.R.F. •
 Steel Rod Set S.R.S. •
 Wood Fence ————
 Metal Fence ————
 Property Line ————



Dennis Vogt R.P.L.S. 5248
 1349 VZ CR 3211
 Wile Point, Texas 75169-7123
 Phone (803) 865-1044
 Fax (803) 865-1047
 Copyright 2008 Dennis Vogt (nontransferable)

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

Date: 4/20/18 GF No. _____

Name of Affiant(s): James B Mitchell, Anna Mitchell

Address of Affiant: 12997 FM 859, Wills Point, TX 75169

Description of Property: Acres 74.19 ABST: 761 SUR: WM SHERMAN

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 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): Stall barn, Indoor Arena, outdoor Arena
new 6 pipe fencing

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.

James B Mitchell
James B Mitchell

Anna Mitchell
Anna Mitchell

SWORN AND SUBSCRIBED this 20th day of April, 2018

Notary Public

(TAR-1907) 02-01-2010

