

**TO: Daniel A. Downing**  
 The City National Bank of Sulphur Springs  
 Cecilia Maria McCoy and Roy Clements McCoy  
 First American Title Insurance Company

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map heron, depicts and describes the results of an actual on the ground survey made on the 8th day of December, 2017, 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 named parties and for their use only. 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.

James P. Keene, R.P.L.S.  
 Texas Registration No. 5100  
 Date: December 12, 2017  
 BISON CREEK LAND SERVICES, LLC  
 24443 IH 20  
 Mills Point, Texas 75169  
 Phone (903) 873-3600

**LEGEND**  
 ▲(CH) = CONTROLLING MONUMENT  
 ● = MONUMENT FOUND (AS DESCRIBED)  
 ○ = MONUMENT SET (AS DESCRIBED)  
 ○ = POINT FOR CORNER  
 —○— = TELEPHONE PEDESTAL  
 —X— = CHAIN LINK FENCE  
 —X— = WIRE FENCE

**SCALE: 1" = 50'**  
 50 25 0 50  
 GRAPHIC SCALE

**SURVEY NOTES:**  
 1) Except as shown there are no visible protrusions.  
 2) Basis of bearing is the Texas North Central Zone, NAD 83.  
 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.  
 First American Title Insurance Company  
 Effective Date: November 30, 2017 Issued: December 7, 2017  
 GF No. 17-1865VZ  
 SUBJECT TO THE FOLLOWING:  
 10) c. Any portion of the land described herein within the limits or boundaries of any public or private roadway and/or highway.  
 d. Easements, or claims of easements, which are not recorded in the public records.  
 4. Document dated January 5, 1966, from O. Henry to College Brand Water Supply Corporation, recorded in Volume 487, Page 451, Deed Records of Kaufman County, Texas.

METES AND BOUNDS  
STATE OF TEXAS  
COUNTY OF KAUFMAN

All that certain 2.062 acre lot, tract, or parcel of land situated in the G.W. Rader Survey, Abstract No. 419, Kaufman County, Texas. Being the same land described as 2 acres in a deed to Cecelia Maria McCoy and Roy Clemons McCoy, recorded in Instrument No. 2015-0023647 (Volume 4937, Page 433), Real Records, Kaufman County, Texas (R.R.K.C.T.), and being more particularly described as follows:

BEGINNING at point within the limits of County Road 121 for the Southwest corner of the hereon described tract, same being the Southwest corner of the said 2 acre McCoy tract, being the Southeast corner of a called 19.689 acre tract of land described in a deed to Corky L. Corcoran and Ida B. Corcoran, recorded in Book 1720, Page 275, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being in the recognized South line of the said Rader Survey;

THENCE: North 01° 36' 36" West, along the East line of the said 19.689 acre Corcoran tract, passing a 6" wood fence corner post found for reference at a distance of 16.00 feet and continuing for a total distance of 426.71 feet to a 1/2" capped iron rod (stamped "BG&A RPLS 5569") found for the Northwest corner of the hereon described tract, same being the Northwest corner of the said 2 acre McCoy tract, being in the East line of the said 19.689 acre Corcoran tract, and being the most Westerly Southwest corner of a called 24.869 acre tract of land described in a deed to Ascencion M. Benavides, Jr., recorded in Instrument No. 2017-0023838 (Volume 5482, Page 335), R.R.K.C.T.;

THENCE: North 89° 42' 02" East, along the most Westerly South line of the said 24.869 acre Benavides tract, a distance of 209.52 feet to a 1/2" capped iron rod (stamped "BG&A RPLS 5569") found for the Northeast corner of the hereon described tract, same being the Northeast corner of the said 2 acre McCoy tract, and being an interior ell corner of the said 24.869 acre Benavides tract;

THENCE: South 01° 45' 00" East, along a Westerly line of the said 24.869 acre Benavides tract, a distance of 192.60 feet to a 3/8" capped iron rod (stamped "5244") found for angle point of the hereon described tract, same being a Southwesterly corner of the said 24.869 acre Benavides tract, and being the Northwest corner of a called 1.638 acre tract of land described in a deed to Raymond Johnson, IV and Brenda L. Johnson, recorded in Instrument No. 2013-0011745 (Volume 4377, Page 106), R.R.K.C.T.;

THENCE: South 01° 38' 16" East, along the West line of the said 1.638 acre Johnson tract, passing a 3/8" capped iron rod (stamped "5244") found for reference at a distance of 218.47 feet and continuing for a total distance of 234.47 feet to a point within the limits of said County Road 121 for the Southeast corner of the hereon described tract, same being the Southeast corner of the said 2 acre McCoy tract, being the Southwest corner of the said 1.638 acre Johnson tract, and being in the recognized South line of the said Rader Survey;

THENCE: South 89° 47' 34" West, along the recognized South line of the said Rader Survey and within the limits of said County Road 121, a distance of 210.68 feet to the POINT OF BEGINNING and containing 89,830 square feet or 2.062 acres of land.

\*\*For survey map, see Page 1 of 2\*\*

  
James P. Keene  
Registered Professional Land Surveyor  
State of Texas No. 5100  
December 12, 2017  
Project No. 17-4289





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

Date: 01/07/2019 GF No. \_\_\_\_\_  
Name of Affiant(s): Daniel A Downing  
Address of Affiant: 1307 W Main St #b226 Gun Barrel City 75156  
Description of Property: 4001 County Road 121, Kaufman, TX 75142  
County Kaufman, 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.

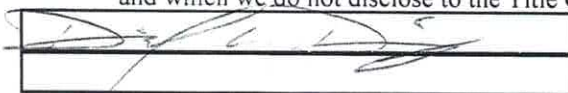
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

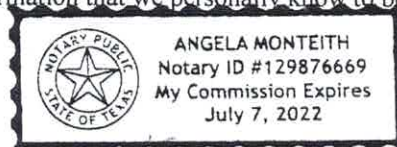
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 12/12/2017 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

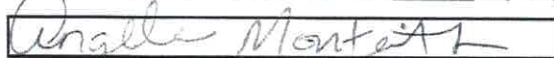
NONE

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.





SWORN AND SUBSCRIBED this 4th day of February, 2019.



Notary Public

(TAR 1907) 02-01-2010