

Contract concerning:
Exhibit A: Legal

FM 1652, Grand Saline, TX 75140
(Address of Property)

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SAMUEL BELL SUR., A-46

4.413 AC.
FLEMING, ET AL
VOL. 558, PG. 558

(APPROX. LOCATION)

CALL: 132.208 AC.
MARGARET ANN ROGERS
VOL. 1271, PG. 384

(40.81' - REF.)
1/2" I.R.S. (REF.)

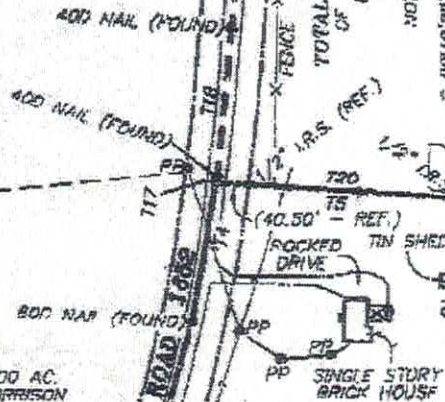
ORBY LEE BARKER, ET AL
VOL. 528, PG. 200

ROAD USED BY OTHERS
FOR APPARENT EGRESS & EGRESS
TO AND FROM OTHER PROPERTIES.

MARTIN LEE A-48

CALL: 7.04 AC.
HARRY J. BALLARD, ET AL
VOL. 1524, PG. 382

CALL: 13.3 AC.
EARLEST LEE MORRIS, ET AL
VOL. 702, PG. 729



JR.,

CALL: 3.00 AC.
SCOTT MORRISON

ACT: N 84°26'19" E - 733.78'
(CALL: N 87°13'18" E - 823.93')

POINT FOR

Initialed for Identification: Buyer GM Seller SB MB PA

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EXHIBIT A
LEGAL DESCRIPTION

BEING 4.49 acres of land situated in the J. P. Henderson Survey, Abstract No. 346, Van Zandt County, Texas, and being a part of that certain called 20.36 acre tract described in a Warranty Deed, dated April 22, 1985, from Manuel Ornelas and wife, Eula D. Ornelas to W. L. Atkins and wife, Dorothy Sue Atkins, as found recorded in Volume 1053, Page 821 of the Real Records of Van Zandt County, Texas. Said 4.49 acres of land being more particularly described by notes and bounds as follows:

COMMENCING at a 60d nail (found) for corner at the Southwest corner of the above referenced 20.36 acre tract and being located in the roadway of Farm to Market Road No. 1652, from which a $\frac{1}{4}$ inch iron rod (set) for reference bears South 69 deg. 41 min. 48 sec. East, a distance of 43.71 feet;

THENCE North 25 deg. 37 min. 01 sec. East, with the West line of said 20.36 acre tract and along the roadway of Farm to Market Road No. 1652, a distance of 253.23 feet to a 40d nail (found) for corner at an angle corner in said West line;

THENCE North 26 deg. 39 min. 15 sec. East, with the West line of said 20.36 acre tract and along the roadway of Farm to Market Road No. 1652, a distance of 99.96 feet to a 40d nail (found) for corner at an angle corner in said West line;

THENCE North 14 deg. 24 min. 13 sec. East, with the West line of said 20.36 acre tract and along the roadway of Farm to Market Road No. 1652, a distance of 300.00 feet to a 60d nail (found) for corner at an angle corner in said West line;

THENCE North 09 deg. 11 min. 05 sec. East, with the West line of said 20.36 acre tract and along the roadway of Farm to Market Road No. 1652, a distance of 189.97 feet to a point for corner in said West line and at the PLACE OF BEGINNING of the hereinafter described

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4.49 acre tract, from which a $\frac{1}{2}$ inch iron rod (set) for reference bears South 85 deg. 53 min. 32 sec. East, a distance of 40.50 feet;
THENCE: North 09 deg. 11 min. 05 sec. East, with the West line of said 20.36 acre tract and along the roadway of Farm to Market Road No. 1652, a distance of 9.90 feet to a 40d nail (found) for corner at an angle in said West line;
THENCE: North 05 deg. 05 in. 20 sec. East, with the West line of said 20.36 acre tract and along the roadway of Farm to Market Road No. 1652, a distance of 199.89 feet to a 40d nail (found) for corner at an angle corner in said West line;
THENCE: North 04 deg. 47 min. 20 sec. East, with the West line of said 20.36 acre tract and along the roadway of Farm to Market Road No. 1652, a distance of 517.27 feet to a point for corner at the Northwest corner of said 20.36 acre tract and in or near the North line of said J. P. Henderson Survey, Abstract No. 346, from which a $\frac{1}{2}$ inch iron rod (set) for reference bears South 80 deg. 01 min. 57 sec. East a distance of 40.51 feet;
THENCE: South 80 deg. 01 min. 57 sec. East, departing from Farm to Market Road No. 1652 and with the most Westerly North line of said 20.36 acre tract, a distance of 243.72 feet to a $\frac{1}{2}$ inch iron rod (set) for corner at the most Westerly Northeast corner of said 20.36 acre tract, in or near the East line of the J. P. Henderson Survey, and being located South of a road used by others for ingress and egress;
THENCE: South 00 deg. 19 min. 29 sec. East, with the most Northerly East line of said 20.36 acre tract and with or near the East line of the J. P. Henderson Survey, a distance of 704.12 feet to a $\frac{1}{2}$ inch iron rod (set) for corner in same;
THENCE: North 85 deg. 53 min. 32 sec. West, across said 20.36 acre tract, a distance of 307.32 feet back to the PLACE OF BEGINNING and containing a total of 4.49 acres of land, of which approximately 0.66 of an acre of land lies within the right-of-way of Farm to Market Road No. 1652.

Initiated for Identification: Buyer GM

Seller SB ABZ Dut

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

Date: May 13, 2019

GF No. _____

Name of Affiant(s): Gary D. Morris

Address of Affiant: 213 FM 1652, Grand Saline, TX 75140

Description of Property: House, Barn, 4.49 (+/-) Acres

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."): Gary Morris

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.

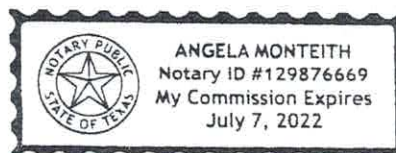
4. To the best of our actual knowledge and belief, since October 19, 2012 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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): Manufactured Home, Carport, Workshop ?
Storage Building

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.

Gary D. Morris
Gary D. Morris



SWORN AND SUBSCRIBED this 13th day of May, 2019
Angela Monteith
Notary Public

(TXR-1907) 02-01-2010