

THOMAS WARD LEAGUE
A - 330
LEE COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 52°01'14" W	276.67'
L2	N 58°44'41" E	71.74'
L3	N 51°42'52" E	321.14'
L4	S 42°15'25" E	229.26'
L5	N 47°44'38" E	208.63'
L6	S 42°26'16" E	160.83'

****TRACT DETAIL #1****
18.98 Acres

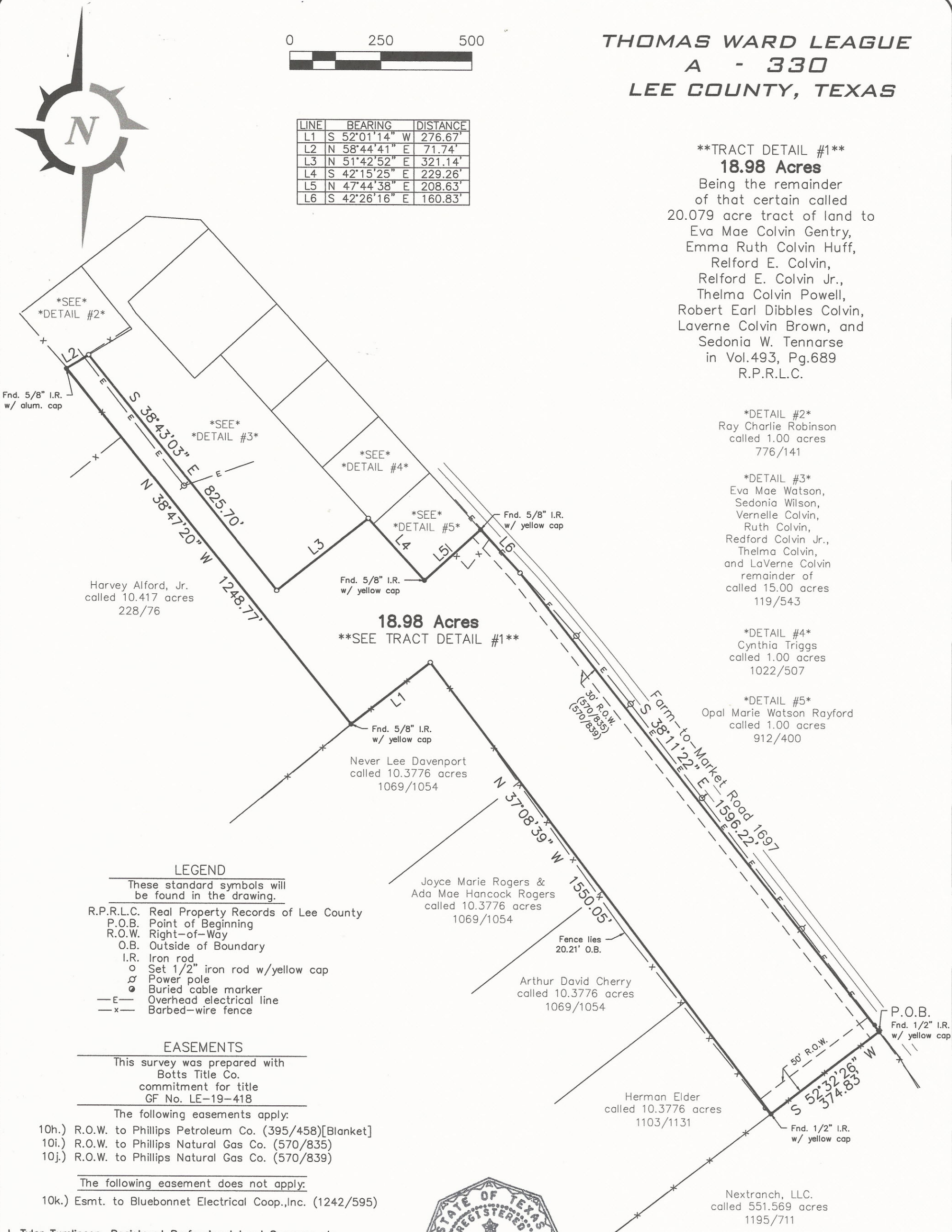
Being the remainder
of that certain called
20.079 acre tract of land to
Eva Mae Colvin Gentry,
Emma Ruth Colvin Huff,
Relford E. Colvin,
Relford E. Colvin Jr.,
Thelma Colvin Powell,
Robert Earl Dibbles Colvin,
Laverne Colvin Brown, and
Sedonia W. Tennarse
in Vol.493, Pg.689
R.P.R.L.C.

DETAIL #2
Ray Charlie Robinson
called 1.00 acres
776/141

DETAIL #3
Eva Mae Watson,
Sedonia Wilson,
Vernelle Colvin,
Ruth Colvin,
Redford Colvin Jr.,
Thelma Colvin,
and LaVerne Colvin
remainder of
called 15.00 acres
119/543

DETAIL #4
Cynthia Triggs
called 1.00 acres
1022/507

DETAIL #5
Opal Marie Watson Rayford
called 1.00 acres
912/400



LEGEND

- These standard symbols will
be found in the drawing.
- R.P.R.L.C. Real Property Records of Lee County
P.O.B. Point of Beginning
R.O.W. Right-of-Way
O.B. Outside of Boundary
I.R. Iron rod
o Set 1/2" iron rod w/yellow cap
x Power pole
• Buried cable marker
—E— Overhead electrical line
—x— Barbed-wire fence

EASEMENTS

This survey was prepared with
Botts Title Co.
commitment for title
GF No. LE-19-418

The following easements apply:

- 10h.) R.O.W. to Phillips Petroleum Co. (395/458)[Blanket]
10i.) R.O.W. to Phillips Natural Gas Co. (570/835)
10j.) R.O.W. to Phillips Natural Gas Co. (570/839)

The following easement does not apply:

- 10k.) Esmt. to Bluebonnet Electrical Coop.,Inc. (1242/595)



I, Tyler Tumlinson, Registered Professional Land Surveyor, do
hereby certify that this survey was made on the ground of
the property legally described hereon, and is correct.

All bearings and distances are based on State Plane
Coordinate System, Texas Central Zone, NAD 1983.

Tyler Tumlinson
Tyler Tumlinson, R.P.L.S. No 6410 January 28, 2020

**TUMLINSON
LAND SURVEYING**

1015 HOLT STREET
COLLEGE STATION, TEXAS 77840
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

BOUNDARY AND IMPROVEMENT SURVEY
OF A 18.98 ACRE TRACT OF LAND OUT OF THE
THOMAS WARD LEAGUE, A-330, LEE COUNTY, TEXAS.

Surveyed for: Klint Moore

PROJECT:	02103-MOR
DATE:	01-28-2020
SURVEYOR:	T. TUMLINSON
DRAWN BY:	K. WEISS
FIELDBOOK:	SEE FILE



METES AND BOUNDS DESCRIPTION

18.98 ACRE TRACT

Thomas Ward League

A - 330

Lee County, Texas

Being an 18.98 acre tract of land out of the Thomas Ward League, A-330, Lee County, Texas, being the remainder of that certain called 20.079 acre tract of land to Eva Mae Colvin Gentry, Emma Ruth Colvin Huff, Relford E. Colvin, Relford E. Colvin Jr., Thelma Colvin Powell, Robert Earl Dibbles Colvin, Laverne Colvin Brown, and Sedonia W. Tennarse in Volume 493, Page 689 of the Real Property Records of Lee County, Texas, said 18.98 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap found at the southeast corner of said 20.079 acre remainder tract, being on the southwest line of Farm-to-Market Road 1697, also being a northeast corner of a called 551.569 acre tract of land to Nextranch, LLC. (1195/711), for the southeast corner of this;

THENCE with a southeast line of said 20.079 acre remainder tract, common boundary with said 551.569 acre tract, S 52°32'26" W a distance of 374.83 feet to a 1/2 inch iron rod with a yellow cap found at the south corner of said 20.079 acre remainder tract, being the east corner of a called 10.3776 acre tract of land to Herman Elder (1103/1131), for the south corner of this;

THENCE with a southwest line of said 20.079 acre remainder tract, common boundary with said Elder tract, a called 10.3776 acre tract of land to Arthur David Cherry (1069/1054), a called 10.3776 acre tract of land to Joyce Marie Rogers and Ada Mae Hancock Rogers (1069/1054), and a called 10.3776 acre tract of land to Never Lee Davenport (1069/1054), the following two (2) courses:

- 1.) N 37°08'39" W a distance of 1550.05 feet to a 1/2 inch iron rod with a yellow cap set;
- 2.) S 52°01'14" W a distance of 276.67 feet to a 5/8 inch iron rod with a yellow cap found at a southwesterly corner of said 20.079 acre remainder tract, being on the northwest line of said Davenport tract, also being the east corner of a called 10.417 acre tract of land to Harvey Alford Jr. (228/76), for a southwesterly corner of this;

THENCE with a southwest line of said 20.079 acre remainder tract, common boundary with said 10.417 acre tract, N 38°47'20" W a distance of 1248.77 feet to a 5/8 inch iron rod with an aluminum cap found at the northwest corner of said 20.079 acre remainder tract, being the south corner of a called 1.00 acre tract of land to Ray Charlie Robinson (776/141), for the northwest corner of this;

THENCE with a northwest line of said 20.079 acre remainder tract, common boundary with said 1.00 acre tract, N 58°44'41" E a distance of 71.74 feet to a 1/2 inch iron rod with a yellow cap set at a northeast corner of said 20.079 acre remainder tract, being on the southwest line of the remainder of a called 15.00 acre tract of land to Eva Mae Watson, Sedonia Wilson, Vernelle Colvin, Redford Colvin Jr., Thelma Colvin, and LaVerne Colvin (119/543), for a northeast corner of this;

THENCE with a northeast line of said 20.079 acre remainder tract, common boundary with said 15.00 acre remainder tract, the following two (2) courses:

1. S 38°43'03" E a distance of 825.70 feet to a 1/2 inch iron rod with a yellow cap set;
2. N 51°42'52" E a distance of 321.14 feet to a 1/2 inch iron rod with a yellow cap set on a northwest line of said 20.079 acre remainder tract, being on the southwest line of a called 1.00 acre tract of land to Cynthia Triggs (1022/507), for a northeast corner of this;

THENCE with a northeast line of said 20.079 acre remainder tract, common boundary with said 1.00 acre Triggs tract and a called 1.00 acre tract of land to Opal Marie Watson Rayford (912/400), the following two (2) courses:

1. S 42°15'25" E a distance of 229.26 feet to a 5/8 inch iron rod with a yellow cap found;
2. N 47°44'38" E a distance of 208.63 feet to a 5/8 inch iron rod with a yellow cap found on the northeast line of said 20.079 acre remainder tract, being the east corner of said 1.00 acre Rayford tract, also being on the southwest line of said Farm-to-Market Road 1697, for a northeast corner of this;



THENCE with a northeast line of said 20.079 acre remainder tract, common boundary with said Farm-to-Market Road 1697, the following two (2) courses:

1. S 42°26'16" E a distance of 160.83 feet to a 1/2 inch iron rod with a yellow cap set;
2. S 38°11'22" E a distance of 1596.22 feet to the **POINT OF BEGINNING**.

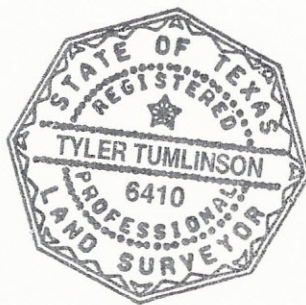
All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

January 28, 2020

A handwritten signature in black ink, appearing to read "Tyler Tumlinson", written over a horizontal line.

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02103-MOR



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

Date: _____ GF No. _____

Name of Affiant(s): Klint W. Moore

Address of Affiant: 1245 CR 400 Dime Box, TX 77853

Description of Property: 18.98 Acres out of the Thomas Ward League, A-330

County Lee, 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."): Owner of Blue Bull LLC

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 January 28, 2020 there have been no:

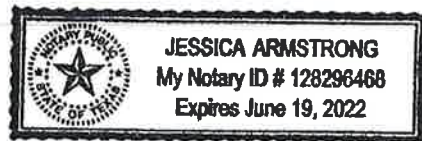
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the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

Klint W. Moore
Klint W. Moore



SWORN AND SUBSCRIBED this 30th day of January, 2021

[Signature]
Notary Public

(TXR-1907) 02-01-2010

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