

PLAT SHOWING SURVEY OF A 47.797 ACRE TRACT, BEING A PORTION OF THE RESIDUE OF A TRACT SAID TO CONTAIN 96.46 ACRES DESCRIBED IN A DEED TO BENJAMIN ELMS ET UX, RECORDED IN VOLUME 303, PAGE 649, ET SEQ., DEED RECORDS OF WASHINGTON COUNTY, OUT OF THE C. FLEASNER SURVEY, ABSTRACT 131, FISHER SURVEY, ABSTRACT 131, WASHINGTON COUNTY, TEXAS

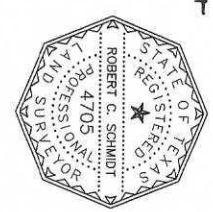
NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All bearings are grid. All distances are surface value.
2. The surveyor has not obstructed the property. This survey was performed without the benefit of a current abstract of property or title report and may be subject to any conditions, easements, restrictions, additions, or exceptions that a current title opinion might disclose.
3. The subject property as shown on the plot lies within the "Zone X" area determined to be outside the 0.2% annual chance floodplain, according to the Flood Insurance Rate Maps of Washington County, Texas, Map No. 4847700250C, effective date August 16, 2011.
4. All substantial visible improvements are shown.
5. This survey is valid only if it bears the seal and original signature of the surveyor.
6. • - 1/2" I.R. set with plastic ID cap marked "RPLS 4705" unless otherwise noted.

State of Texas)
County of Washington)

I, Robert C. Schmidt, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that it is my professional opinion that this map showing a survey of a 47.797 acre tract is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision and completed on June 25, 2019 and the property legally described hereon has no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights in any way, except as shown or stated hereon, and except as some may exist on or under the surface of the land shown or stated hereon, and the property shown or stated hereon is not subject to any existing or recorded easements that we, the surveyors, may not be aware of, or that may be of record and shown on this map. Also said property abuts a public roadway, except as shown or stated hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV Survey.

Robert C. Schmidt
Robert C. Schmidt
Texas RPLS No. 4705



File: S:\BNC\1100-1198\1121\183\SURVEY\Clinton_Elms\ACAD\ELMS SURVEY.dwg

STRAND ASSOCIATES
1906 N. Nichols St.
Brenham, Texas 77833
(979) 854-7937
TXRPL No. P-4465
TBRPL No. 0000000



STATE OF TEXAS)
COUNTY OF WASHINGTON)

ALL THAT CERTAIN 47.797 acre tract or parcel of land lying and being situated in Washington County, Texas, out of the C. Fleasner Survey, Abstract 130, and the J Fisher Survey, Abstract 131, and being a portion of the residue of a tract said to contain 96.46 acres described in a deed to Benjamin Elms et ux., recorded in Volume 303, Page 649, et seq., Deed Records of Washington County (D.R.W.C.). Said 47.797 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found in the southeasterly right-of-way of F. M. Highway 237 for the north corner of a tract said to contain 56.53 acres described in a deed to Eugene Muehlbrad (Volume 434, Page 344, et seq., D.R.W.C.), the west corner of a tract said to contain 5.398 acres described in a deed to 11 Oaks RV Park LLC recorded in Volume 1454, Page 555, et seq., Official Records of Washington County (O.R.W.C.), and the original west corner of said parent tract;

THENCE with said southeasterly highway right-of-way, North 42°06'23" East, at 24.00 feet pass a found concrete monument, at 203.22 feet pass a found axle for the most northerly corner of said 11 Oaks RV Park LLC called 5.398 acre tract and the west corner of a called 5.414 acre tract described in a deed to Molly B. Johnson (Volume 1263, Page 664, et seq., O.R.W.C.), at 582.50 feet pass a 1/2" iron rod found for the north corner of said Molly B. Johnson tract and the west corner of a called 2.01 acre tract described in a deed to Raymond Henry et ux. (Volume 1268, Page 273, et seq., O.R.W.C.), at 1256.77' pass a 1/2" iron rod found for the west corner of the residue of a called 10.63 acre tract described in a deed to Steven Elms et ux. (Volume 1158, Page 649, et seq., O.R.W.C.), at 1410.39 feet pass a 1/2" iron rod found for the north corner of a called 1.66 acre tract described in a deed of trust to Thomas E. Black, Jr. (trustee)(Volume 1412, Page 430, et seq., O.R.W.C.), at 1745.12 feet pass the north corner of said residue of Steven Elms et ux. tract, and continuing for a total distance of 2000.36 feet to a 1/2" iron rod set for an exterior corner of the herein described tract and the PLACE OF BEGINNING;

THENCE continuing with said southeasterly highway right-of-way, North 42°06'23" East, a distance of 90.03 feet to a 1/2" iron rod set for the northwest corner of said parent tract;

THENCE departing said highway right-of-way, South 49°23'24" East, at 2.77 feet pass a 3/8" iron rod found for the called west corner of a tract said to contain 156.69 acres described in a deed to SR True North 2017, LLC (Volume 1619, Page 716, et seq., O.R.W.C.), and continuing with the common line thereof for a total distance of 2168.50 feet to a point in a barbed wire fence corner post, from which a found 5/8" iron rod with aluminum cap marked "RPLS 5953" bears North 49°23'24" West, a distance of 0.47 feet;

THENCE with the common northwest line of said called 156.69 acre SR True North 2017, LLC tract, South 42°11'16" West, a distance of 1958.06 feet to a found 1/2" iron rod an exterior corner thereof, the north corner of a tract said to contain 104.50 acres described in a deed to Sue Ellen Stevens et vir (Volume 1069, Page 196, et seq., O.R.W.C.), the east corner of said called 56.53 acre Eugene Muehlbrad tract and the south corner of the herein described tract;

THENCE with the common northeast line of said called 56.53 acre Eugene Muehlbrad tract, North 52°52'55" West, a distance of 1100.03 feet to a 1/2" iron rod set for an exterior corner hereof;

THENCE severing said parent tract, North 42°06'23" East, a distance of 878.10 feet to a 1/2" iron rod set for an angle point;

THENCE North 59°28'27" East, a distance of 524.89 feet to a 1/2" iron rod set for an angle point;

THENCE North 42°06'23" East, a distance of 622.03 feet to a 1/2" iron rod set for a reentrant corner hereof;

THENCE North 49°23'24" West, a distance of 1157.55 feet to a 1/2" iron rod set for a reentrant corner hereof;

THENCE South 67°18'26" West, a distance of 69.40 feet to a 1/2" iron rod set for an exterior corner hereof;

THENCE North 49°23'24" West, a distance of 39.11 feet to the Place of Beginning and containing 47.797 acres of land.

Notes:

1. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All bearings are grid. All distances are surface value.
2. All 1/2" iron rods set with plastic ID cap marked "RPLS 4705".
2. This survey is valid only if it bears the seal and original signature of the surveyor.
3. This description is accompanied by a plat of even date herewith.

June 25, 2019.

Robert C. Schmidt

Robert C. Schmidt, TX RPLS No. 4705



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

Date: December 2, 2020

GF No. _____

Name of Affiant(s): Clinton Elms, executor of Benjamin and Dorothy Elms estates

Address of Affiant: 7611 Club Lake Drive Houston, Texas 77095

Description of Property: 47.797 acres C. Fleasner Survey A-130 & J. Fisher Survey A-131

County Washington, 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 June 25, 2019 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:) pond as shown

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.

Clinton B. Elms
executor of the Benjamin & Dorothy Estate

SWORN AND SUBSCRIBED this 1st day of December

, 2020

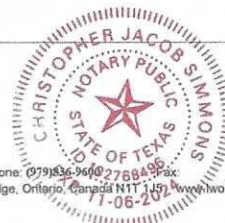
Notary Public

(TXR-1907) 02-01-2010

Market Realty, Inc. 2201 Becker Dr. Brenham, TX 77833
Rager Chambers

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