

METES AND BOUNDS DESCRIPTION:

BEING A 4.000 ACRE, MORE OR LESS, TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 40, BLOCK 37, T-1-S, T & P RR COMPANY SURVEY, MIDLAND COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO ABNER GRABER, RECORDED IN VOLUME 3083, PAGE 32, OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP MARKED "WPG INC" SET ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO ENRIQUE MONTOYA, JR., RECORDED IN VOLUME 3087, PAGE 214, OF THE SAID OFFICIAL RECORDS, THE WEST LINE OF THE SAID GRABER TRACT, FOR THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "WEST CO" FOUND FOR THE SOUTHWEST CORNER OF THE SAID GRABER TRACT, BEARS SOUTH 14°29'26" EAST, A DISTANCE OF 153.38 FEET;

THENCE NORTH 14°29'26" WEST, ALONG THE COMMON LINE OF SAID GRABER TRACT AND SAID ENRIQUE TRACT, AT A DISTANCE OF 215.09 FEET PASSING A 1/2 INCH IRON ROD WITH CAP MARKED "WEST CO" FOUND FOR THE NORTHEAST CORNER OF SAID ENRIQUE TRACT, THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO VIDAL MONTOYA RECORDED IN VOLUME 3087, PAGE 451, OF THE SAID OFFICIAL RECORDS, CONTINUING IN ALL A DISTANCE OF 237.07 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "WPG INC" SET, ON THE COMMON LINE OF SAID VIDAL TRACT AND SAID GRABER TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 75°58'48" EAST, CROSSING THE SAID GRABER TRACT, A DISTANCE OF 734.64 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "WPG INC" SET ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO PHIL M. HINSON, RECORDED IN VOLUME 3115, PAGE 239, OF THE SAID OFFICIAL RECORDS, THE EAST LINE OF THE SAID GRABER TRACT, FOR THE NORTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "WEST CO" FOUND FOR THE NORTHEAST CORNER OF SAID GRABER TRACT BEARS NORTH 14°39'34" WEST, A DISTANCE OF 474.64 FEET;

THENCE SOUTH 14°39'34" EAST, ALONG THE COMMON LINE OF SAID GRABER TRACT AND SAID HINSON TRACT, AT A DISTANCE OF 212.83 FEET PASSING A POINT ON THE EAST LINE OF SAID GRABER TRACT, THE SOUTHWEST CORNER OF SAID HINSON TRACT, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO DAVID CURRY, RECORDED IN VOLUME 2939, PAGE 848, OF THE SAID OFFICIAL RECORDS, CONTINUING IN ALL A DISTANCE OF 237.08 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "WPG INC" SET, ON THE COMMON LINE OF SAID GRABER TRACT AND SAID CURRY TRACT, FOR THE SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "WEST CO" FOUND FOR THE SOUTHEAST CORNER OF SAID GRABER TRACT, BEARS SOUTH 14°39'34" EAST, A DISTANCE OF 153.39 FEET;

THENCE SOUTH 75°58'48" WEST, CROSSING THE SAID GRABER TRACT, A DISTANCE OF 735.34 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.000 ACRES, MORE OR LESS, AND INCLUDES A 50 FOOT WIDE ACCESS EASEMENT ALONG THE WEST SIDE HEREOF.

NOTES:

1. BEARINGS SHOWN HEREON ARE NAD 83, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE," WITH A COMBINED SCALE FACTOR OF 0.999992102. THE POSITIONAL TOLERANCE OF THIS SURVEY EXCEEDS THE REQUIREMENTS FOR A RURAL SURVEY.
2. PLAT NOT COMPLETE WITH OUT THE COORDINATING METES AND BOUNDS DESCRIPTION
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON. LOCATION OF IMPROVEMENTS AND/OR EASEMENTS WERE BEYOND COMMISSIONED SCOPE OF THIS PROJECT AND HAVE BEEN SPECIFICALLY OMITTED;

I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR

8-14-12

DATE

Watson
Professional
Group Inc



P.O. DRAWER 11186
MIDLAND, TEXAS
79702
(432) 520-9200
FAX (432) 520-9212
w@watson.com

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

LEGEND

- IRON ROD FOUND
- IRON ROD W/CAP MARKED WPG INC SET
- WATER WELL
- UTILITY POLE
- BURIED PIPELINE
- UGE — UNDERGROUND ELECTRIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- (BRC-DIST) RECORD CALL
- (R.C.) RESTRICTIVE COVENANTS
- (TYP.) TYPICAL
- D.R.M.C. DEED RECORDS OF MIDLAND COUNTY
- P.R.M.C. PLAT RECORDS OF MIDLAND COUNTY



0 100' 200'

SCALE: 1" = 100'



FILE: Midland\10205 ECR 90\DWG\11-1222-00 10205 ECR 90.dwg

REFERENCE — G.F. NO. —
ADDRESS —
LEGAL DESCRIPTION: BEING A 4.000 ACRE TRACT, LYING IN SECTION 40, BLOCK 37, T-1-S, T & P RR CO SURVEY, MIDLAND COUNTY, TEXAS, AND BEING A PART OF THAT 14.59 ACRE TRACT TO ABNER GRABER RECORDED IN VOLUME 3083, PAGE 32, OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS.

JOB NO.: 12-1333-00 FIELD BOOK 752/49

DRAFT NGH REV. 0

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

Date: April 18, 2022

GF No. _____

Name of Affiant(s): JOHNNY JAY SATTERFIELD, CHRISTINE SATTERFIELD

Address of Affiant: 1110 N COUNTY RD 1086, MIDLAND, TX 79706

Description of Property: ACRES: 4.000, N/2NW/4 SEC 45 &, SW/4, SEC: 40, BLK: 37-T1S

County MIDLAND, 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."): **WE ARE THE OWNERS OF THE PROPERTY.**

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 2014 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): added 2014 year manu. Home and 8 RV spots plus 2 storage sheds

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.

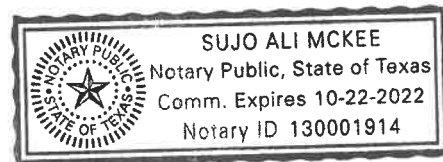
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Johnny Jay Satterfield
JOHNNY JAY SATTERFIELD

Christine Satterfield
CHRISTINE SATTERFIELD

SWORN AND SUBSCRIBED this 19th day of April

SuJo McKee
Notary Public



2022