

12/18/2013 11:00 leth ltd.

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P.003/004

LETH LTD

P.O. Box 23414 Waco, Texas 76702
6101 Sanger Avenue, Suite 111
Waco, Texas 76710
254-776-5151 FAX 254-776-5152

Field notes for 8.00 Acres of land in the J. Wilkins Survey, Abstract No. 878 in Bell County, Texas and being that parcel of land described in a deed to Samuel Amador, Jr. and wife, Annette Amador of record in Volume 2512, Page 657 of the Official Public Records of Real Property in Bell County, Texas. Said 8.00 acres being shown on the attached plat and described as follows.

Beginning at a 1/4 inch iron rod found in the south line of Cedar Creek Road at the northwest corner of that called 5.00 acre parcel of land described in a deed to Stephen Edward McNamara of record in Volume 2975, Page 295 of the said Official Public Records and being the northeast corner of the said Amador parcel and the herein described 8.00 acres of land,

Thence S 17degrees 38minutes 39seconds W 623.09 feet, Record S 17degrees 39minutes 39seconds W-622.13 feet, with the west line of the said 5.00 acres and east line of the said Amador parcel to a 1/4 inch iron rod found at the southwest corner of the 5.00 acres and the southeast corner of the herein described parcel of land being in a line of that called TRACT NO. E-410 described in an instrument to the United States of America in Volume 663, Page 635 of the Dead Records of Bell County,

Thence S 83degrees 30minutes 09seconds W 383.40 feet, Record S 88degrees 24minutes 03seconds W 383.54 feet, along the line of the U.S.A. tract, the south line of the Amador parcel to a 4"X4" concrete monument found at an angle point,

Thence S 61degrees 45minutes 06seconds W 177.35 feet, Record S 61degrees 46minutes 39seconds W 177.41 feet, continuing with the said lines to a 1/4 inch iron rod found at the southwest corner of the Amador parcel for the southwest corner of the herein described 8.00 acres and also marking the southeast corner of that called 6.00 acres described in a deed to Della D. Trevino of record as Instrument 2011-00004853 in the said Official Public Records,

Thence N 17degrees 39minutes 39seconds E 575.94 feet, Record and Base Bearing, along the west line of the Amador parcel and east line of the Trevino parcel to a 1/4 inch iron rod found in the south line of Cedar Creek Road at the northwest corner of Amador and northeast corner of Trevino for the northwest corner of the herein described 8.00 acres of land,

Thence S 72degrees 22minutes 52seconds E 485.38 feet, Record S 72degrees 20minutes 21seconds E-485.57 feet, along the south line of the said road to the Point of Beginning.

Surveyed December 14, 2013

Gale Arnold R.P.S. 3879
WO 13-12-7122



ENCROACHMENT AFFIDAVIT

LENDER: CORNERSTONE HOME LENDING, INC.

PROPERTY ADDRESS: 7857 CEDAR CREEK RD
TEMPLE, TEXAS 76504-6007

IN ORDER TO INDUCE LENDER TO MAKE A LOAN SECURED BY THE PROPERTY REFERENCED, WE, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT I/WE RECEIVED A COPY OF THE SURVEY REFLECTING THE FOLLOWING ENCROACHMENTS LOCATED ON THE SUBJECT PROPERTY

FENCE OFF PROPERTY LINE;
DRIVE ENCROACHING ON UTILITY EASEMENTS;

BEING FULLY AWARE OF THE ENCROACHMENTS ON THE SUBJECT PROPERTY, I/WE JOINTLY AND SEVERALLY, AGREE TO REMOVE, AT MY/OUR EXPENSE, ANY AND ALL SUCH ENCROACHMENTS UPON DEMAND BY ANY PERSON OR PARTY HAVING THE RIGHT TO MAKE SUCH DEMAND

I/WE DO FURTHER HERBY AGREE THAT LENDER, ITS SUCCESSORS AND/OR ASSIGNS, HAVE NO RESPONSIBILITY OR DUTY WHATSOEVER CONCERNING ANY OF SUCH ENCROACHMENTS, AND I/WE, JOINTLY AND SEVERALLY, AGREE TO INDEMNIFY AND HOLD LENDER, ITS SUCCESSORS AND/OR ASSIGNS, HARMLESS FROM ANY AND ALL ACTIONS, CAUSES OF ACTION, CLAIMS, DEMANDS, DAMAGES, COST, EXPENSES AND COMPENSATION ON ACCOUNT OF OR IN ANY MANNER CONNECTED WITH OR EMANATING FROM SUCH ENCROACHMENTS

Juliana Andrea Castro
Borrower JULIANA ANDREA CASTRO

SEP 23, 2023
Date

SWORN TO AND SUBSCRIBED BEFORE ME BY ALL OF THE ABOVE BORROWERS ON THIS 28th
DAY OF SEP, 2023.

Lauren Beth Myers
SIGNATURE OF NOTARY

MY COMMISSION EXPIRES:

