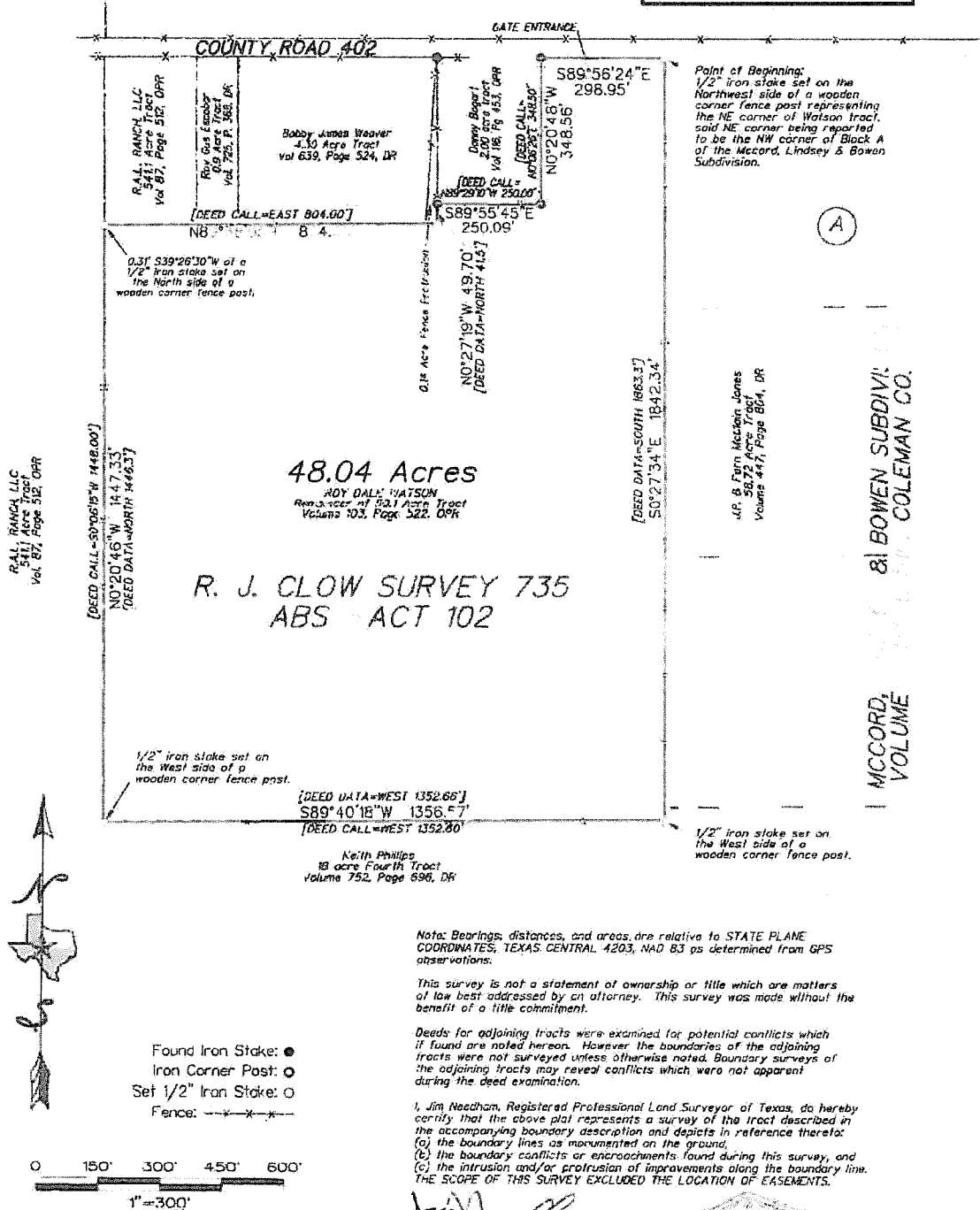


STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
DALE WATSON
570 FM 588
COLEMAN, TEXAS 76834

PLAT SHOWING A SURVEY OF:
48.04 ACRES OF LAND IN
R.J. CLOW SURVEY 735,
ABSTRACT 102.



STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
DALE WATSON
570 FM 568
COLEMAN, TEXAS 76834

BOUNDARY DESCRIPTION of a survey of:

48.04 ACRES of land in Coleman County, Texas, being out of the R. J. Clow Survey 735, Abstract 102, said 48.04 acres being a part of that 50.1 acre tract of land described in the deed from Stephen Ray Davis to Dale Watson dated October 31, 2016, and recorded in Volume 103, Page 522, Coleman County Official Public Records.

BEGINNING at a ½" iron stake set on the Northwest side of a wooden corner fence post found representing the NE corner of said Watson 50.1 acre tract, said point being located on the South line of County Road 402 (also known as Memory Lake Road) and being reported to be the Northwest corner of Block A of the McCord, Lindsey & Bowen Subdivision of part of said Survey 735, said Subdivision plat being recorded in Volume U, Page 510, Coleman County Deed Records.

THENCE S0°27'34"E 1842.34' [deed data = South 1863.3'] along the general course of a fence to a ½" iron stake set on the West side of a wooden corner fence post for the occupied Southeast corner of said Watson 50.1 acre tract.

THENCE S89°40'18"W 1356.57' [deed data = West 1352.66'] along the general course of a fence to a ½" iron stake set on the West side of a wooden corner fence post for the occupied Southwest corner of said Watson 50.1 acre tract.

THENCE N0°20'46"W 1447.33' [deed data = North 1446.3'] along the general course of a fence to a point located 0.31' S39°26'30"W of a ½" iron stake set on the North side of a wooden corner fence post for the Northwest corner of said Watson 50.1 acre tract.

THENCE N89°38'05"E 804.00' [deed call = East 804.00'] along the general course of a fence to a ½" iron stake set for the Southeast corner of the Bobby James Weaver 4.30 acre tract described in Volume 639, Page 524, Coleman County Deed Records.

THENCE N0°27'19"W 49.70' [deed data = North 41.5'] along the general course of a fence to a ½" iron stake found at the Southwest corner of the Danny Bogart 2.00 acre tract described in Volume 116, Page 453, Official Public Records.

THENCE S89°55'45"E 250.09' [deed call = East 250.00'] along the general course of a fence to a ½" iron stake found at the Southeast corner of said Bogart 2.00 acre tract.

THENCE N0°20'48"W 348.56' [deed call = N0°06'26"E 348.50'] along the general course of a fence to a ½" iron stake found at the Northeast corner of said Bogart 2.00 acre tract.

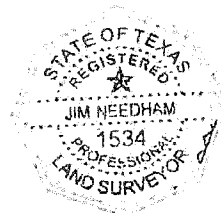
THENCE S89°56'24"E 298.95' along the South line of Memory Lake Road [County Road 402] and along the general course of a fence to the place of beginning, this tract containing 48.04 acres, more or less, as shown on the accompanying plat. Bearings given herein are relative to State Plane Coordinates, Texas Central 4203, NAD 83, as determined from GPS observations. Set ½" iron stakes are iron rebar and are marked with a red plastic identifier cap having the text NEEDHAM SURVEYORS 325-625-2357 SURVEYING TEXAS SINCE 1945.

* * * * *

I, Jim Needham, Registered Professional Land
Surveyor of Texas, do hereby certify that the above describes
the boundaries of the property depicted on the accompanying plat,
this the 31st day of January, 2022.



Jim Needham – RPLS 1534
NEEDHAM SURVEYORS - COLEMAN, TEXAS
FIRM #10194030
PHONE: (325) 625-2357



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

Date: **November 9, 2023**

GF No. _____

Name of Affiant(s): **JEFFREY KYLE SHIRLEY,**Address of Affiant: **211 COUNTY RD 402, COLEMAN, TX 76834**Description of Property: **A0102 RJ CLOW SUR 735, ACRES 48**County **COLEMAN**, 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."): **I AM THE OWNER 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 **February 22, 2022** 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.

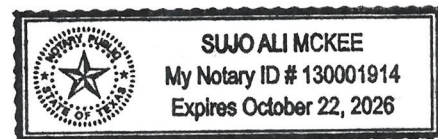
EXCEPT for the following (If None, Insert "None" Below:) **ADDED A CABIN AND STEEL CONTAINER**

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.

Jeffrey K. Shirley

JEFFREY KYLE SHIRLEY



SWORN AND SUBSCRIBED this **14th** day of **November**, **2023**

SuJo Ali McKee

Notary Public

(TXR-1907) 02-01-2010

Page 1 of 1