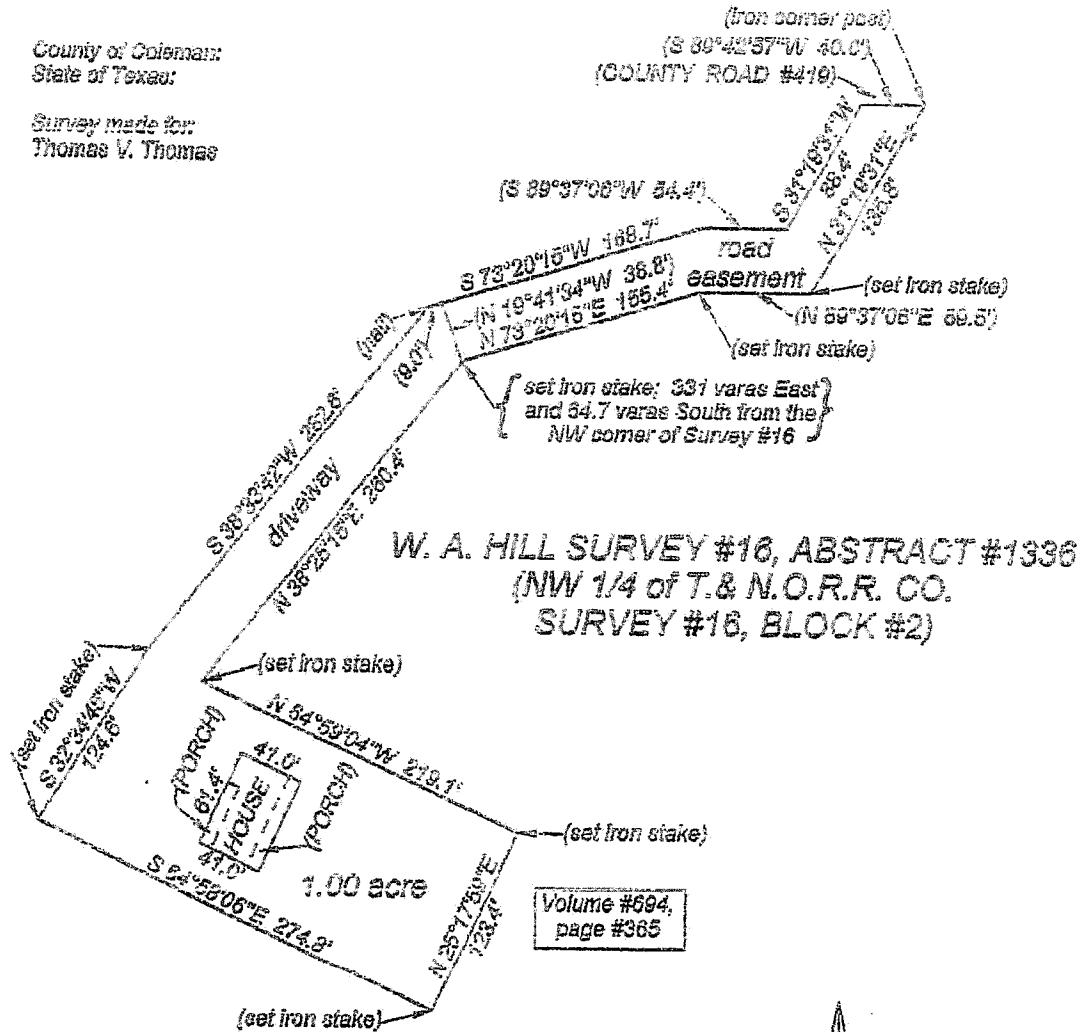


**EXHIBIT 2.1**

Survey made for  
Thomas V. Thomas



*J. G. W. Loyd, Registered Professional Land Surveyor of Texas, do hereby certify that this plat represents a survey made on the ground, this the 4th day of June, 2002.*

in day of June, 2002.  
*[Signature]*  
 Gouldbush, Texas  
 Coleman County  
 Pl. 815/357-4561



Scale: 1" = 100'

**Fence:**

~~CONFIDENTIAL~~

- Page #2 of 3

County of Coleman:  
State of Texas:

Survey made for:  
Thomas V. Thomas

Fieldnotes of a survey of:

1.00 acre of land in the W. A. Hill Survey #16, Abstract #1886, (NW 1/4 of the T. & M.O.R.R. Co. Survey #10, Block #2), Coleman County, Texas. Said tract is that land that Laudys L. Arner Pittard deeded to Thomas V. Thomas, et ux, by deed dated February 22, 2000, and recorded in Volume #694, page #365, Coleman County Deed Records.

BEGINNING at a iron stake located at the most southerly corner of a road easement and at the most northerly NE corner of this tract. Said point is located 331.0 varas East and 64.7 varas South from the NW corner of said Survey #16 and the NW of said tract deeded to Thomas V. Thomas, et ux.

THENCE N 19°41'34"W 30.8 ft. along the most westerly line of said road easement to a point located 9.0 ft. N 73°20'15"E of a set nail.

THENCE along the northerly and westerly line of a driveway as follows: S 73°20'15"W 9.0 ft. to a nail; S 38°33'42"W 282.6 ft. to a set iron stake; and S 32°34'45"W 124.6 ft. to a set iron stake located at the most westerly corner of this tract.

THENCE S 64°58'06"E 274.6 ft. to a set iron stake located at the most southerly corner of this tract.

THENCE N 25°17'59"E 123.4 ft. to a set iron stake.

THENCE N 64°59'04"W 219.1 ft. to a set iron stake located on the easterly line of said driveway.

THENCE N 38°28'15"E 260.4 ft. along the easterly line of said driveway to the point of beginning.

\* \* \* \* \*

I, G. W. Loyd, Registered Professional Land Surveyor of Texas, do hereby certify that these fieldnotes represent a survey made on the ground, this the 4th day of June, 2002.

*G. W. Loyd*  
Gouldbusk, TX 76845  
Coleman County  
Ph. 915/357-4561

Deed or Trust 200

649

Page 43 of 3 -

County of Coleman:  
State of Texas:

Survey made for:  
Thomas V. Thomas

Fieldnotes of a survey of:

a road easement in the W. A. Hill Survey #16, Abstract #1336, (NW 1/4 of the T. & N.O.R.R. Co. Survey #16, Block #2), Coleman County, Texas. Said tract is that land that Laudys L. Armor Pittard deeded to Thomas V. Thomas, et ux, by deed dated February 22, 2000, and recorded in Volume #694, page #368, Coleman County Deed Records.

BEGINNING at a iron corner post located on the south line of County Road #419. Said point is located at 435.2 varas East from the NW corner of said Survey #16 and the NW of said tract deeded to Thomas V. Thomas, et ux.

THENCE S 89°42'57"W 40.0 ft. along the south line of said County Road #419 to a point.

THENCE along the westerly and northerly line of said easement as follows: S 31°19'31"W 88.4 ft. to a point; S 89°37'06"W 54.3 ft. to a point; S 73°20'13"W 166.7 ft. to a point located at the most northerly corner of a 1.00 acre tract.

THENCE S 19°41'34"E 38.8 ft. to a set iron stake located at a corner of said 1.00 acre tract.

THENCE along the easterly and southerly lines of a driveway as follows: N 73°20'13"E 155.4 ft. to a set iron stake; N 89°37'06"E 69.5 ft. to a set iron stake; and N 31°19'31"E 135.8 ft. to the point of beginning.

\* \* \* \* \*

I, G. W. Loyd, Registered Professional Land Surveyor of Texas, do hereby certify that these fieldnotes represent a survey made on the ground, this the 4th day of June, 2002.

*G. W. Loyd*  
Gouldbush, TX 76845  
Coleman County  
Ph. 915/357-4561

File Number: 2400

Filed for Record: July 15, 2002 at 1:45 PM

JoAnn Hale, County Clerk

Recorded: July 15, 2002 at 9:10 AM

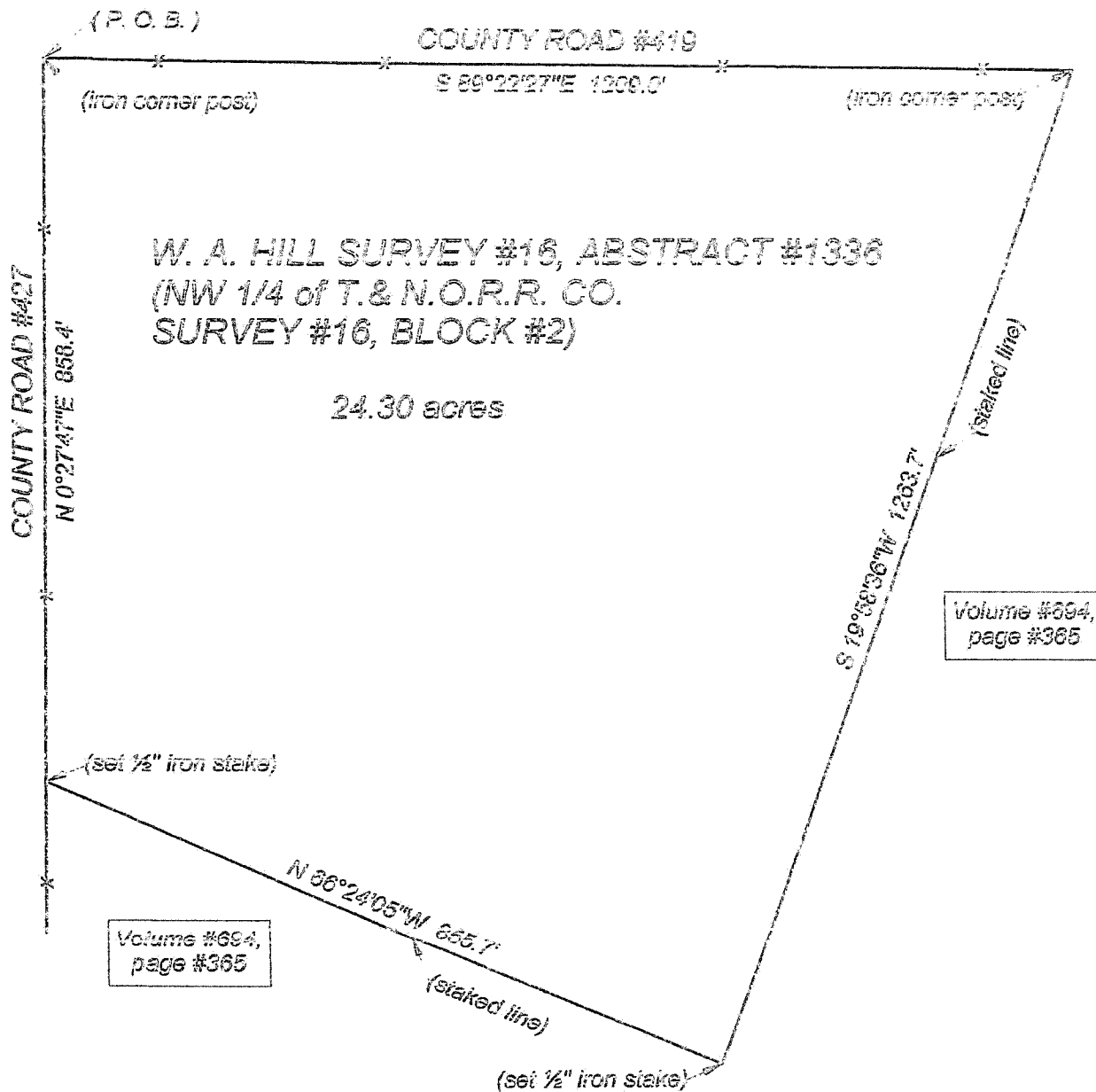
Coleman County, Texas

By: *Patricia Smith* Deputy  
Patricia Smith

\* \* \* \* \*

County of Coleman:  
State of Texas:

Survey made for:  
Thomas V. Thomas  
P. O. Box 180  
Novice, TX 79538



I, G. W. Loyd, Registered Professional Land  
Surveyor of Texas, do hereby certify that this  
plat represents a survey made on the ground,  
this the 8th day of August, 2014.

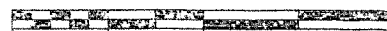
G. W. Loyd  
Gouldbush, TX 75845  
Coleman County  
Ph. 928/567-4561



Scale: 1" = 200'

Fence: — x — x —

Bearings by G.P.S. using NAD 83 datum.



County of Coleman:  
State of Texas:

Survey made for:  
Thomas V. Thomas  
P. O. Box 190  
Novice, TX 79538

Fieldnotes of a survey of:

24.30 acres of land in the W. A. Hill Survey #16, Abstract #1336, (NW 1/4 of the T. & N.O.R.R. Co. Survey #16, Block #2), Coleman County, Texas. Said tract is a part of that land that Laudys L. Armor Pittard deeded to Thomas V. Thomas, et ux, by deed dated February 22, 2000, and recorded in Volume #694, page #365, Coleman County Deed Records.

BEGINNING at an iron corner post located at the intersection of the east line of County Road #427 and the south line of County Road #419. Said point is located at the recognized NW corner of said W. A. Hill Survey #16, Abstract #1336, for the NW corner of this tract of land.

THENCE S 89°22'27"E 1209.0 ft. along a fence line located on the south line of County Road #419 to an iron corner post.

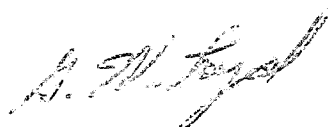
THENCE S 19°58'36"W 1263.7 ft. along a staked line to a set 1/2" iron stake located at the SE corner of this tract of land.

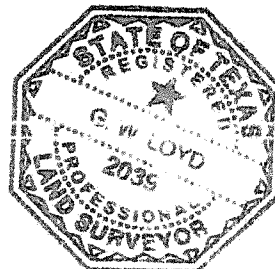
THENCE N 66°24'05"W 855.7 ft. along a staked line to a set 1/2" iron stake located on the east line of County Road #427.

THENCE N 0°27'47"E 858.4 ft. along a fence line located on the east line of County Road #427 to the point of beginning.

\* \* \* \* \*

I, G. W. Loyd, Registered Professional Land Surveyor of Texas, do hereby certify that these fieldnotes represent a survey made on the ground, this 6th day of August, 2014.

  
Gouldbusk, TX 76845  
Coleman County  
Ph. 325/357-4561



## T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: April 2, 2025

GF No. \_\_\_\_\_

Name of Affiant(s): DAVID MOYER, GEORGIANN MOYER

Address of Affiant: 2643 COUNTY ROAD 419, NOVICE, TX 79538

Description of Property: A1336 W A HILL SUR 16, ACRES 1.0 & ACRES 23.3

County COLEMAN, Texas

Date of Survey: \_\_\_\_\_

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

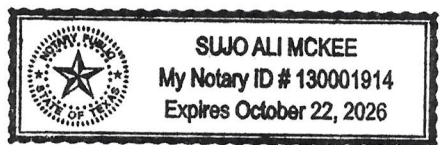
Metal workshop 30x50, carport +  
Shed

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

|   |   |
|---|---|
| <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><u><i>David Moyer</i></u></p> <p>Affiant <b>DAVID MOYER</b></p> | <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><u><i>Georgiann Moyer</i></u></p> <p>Affiant <b>GEORGIANN MOYER</b></p> |
|---|---|

SWORN AND SUBSCRIBED this 2<sup>nd</sup> day of April, 2025



*Sujo Ali McKee*  
Notary Public