



WILLIAM CAMPBELL SURVEY
ABSTRACT No. 9

LTP TIMBERQUEST FUND, LP
MULTIPLE TRACTS
VOL. 100A, PG. 801,
O.P.A.T.C.

TRACT 34
11.615 Acres
PORTION OF
JERRY FAMILY PARTNE

LAKE AMANDA IN THE HARALSON
LAKES DEVELOPMENT
(UNRECORDED SUBDIVISION)

BOUNDARY SURVEY

BEING a 11,615 acre tract of land situated in the Levi Jordan Survey, Abstract Number 28, Cherokee County, Texas, being a portion of tract certain called 28179 acre tract described in instrument to Thornberry Family Partnership, recorded in Volume 1160, Page 45 of the Official Public records of Tyler County, Texas (O.P.R.T.C.), said 11,615 acre tract being more particularly described by attached metes and bounds description.

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to assessments or restrictions not shown. Check with your local governing agencies for any additional assessments, existing lines or other restrictions not reflected on recorded plat.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 199437C0200C having an effective date of 1-4-2011

[illegible]

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey made the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.


Gary A. Johnson
Registered Professional Land Surveyor

Registered Professional Land Surveyor No. 6524



TEXAS
SURVEYING, LLC
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FIRM REGISTRATION NO. 00864549



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

11.615 ACRES

IN THE WILLIAM CAMPBELL SURVEY, ABSTRACT NUMBER 9

TYLER COUNTY, TEXAS

BEING a 11.615 acre tract of land situated in the Levi Jordan Survey, Abstract Number 28, Cherokee County, Texas, being a portion of that certain called 281.76 acre tract described in instrument to Thornberry Family Partnership, recorded in Volume 1195, Page 45 of the Official Public records of Tyler County, Texas (O.P.R.T.C.T.), said 11.615 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 281.76 acre tract and those certain tracts described in instrument to LTP Timberquest Fund, LP. (LTP tracts), recorded in Volume 1006, Page 801, O.P.R.T.C.T., being the northeasterly corner of the herein described 11.615 acre tract, from which a ½ inch iron rod with cap stamped "GOODWIN LASITER" found in the southerly margin of Farm to Market Road 256 (F.M. 256) for the common northerly corner of said 281.76 acre tract and said LTP tracts bears North 02°09'21" West, 1026.32 feet (straight line bearing), and a 3 inch by 3 inch concrete monument found for reference bears North 01°34'31" West, 673.71 feet;

THENCE with the common line between said 281.76 acre tract and said LTP tracts, the following two (2) courses and distances:

- 1) South 01°34'25" East, 37.92 feet, to a ½ inch iron rod found for corner;
- 2) South 05°01'03" East, 391.52 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 11.615 acre tract, from which a ½ inch iron rod found for reference bears South 05°01'03" East, 9.56 feet;

THENCE South 87°35'11" West, severing said 281.76 acre tract, at a distance of 1125.60 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of County Road 3215 (C.R. 3215) for reference, in all, a total distance of 1165.60 feet, to a mag nail set in the approximate centerline of said C.R. 3215 for the southerly southwest corner of the herein described 11.615 acre tract;

THENCE in a northerly direction, continuing across said 281.76 acre tract, with the approximate centerline of said C.R. 3215, the following two (2) courses and distances:

- 1) North 00°55'02" East, 103.68 feet, to a calculated point for corner;
- 2) North 12°22'00" West, 186.12 feet, to a mag nail set for corner;

THENCE South 70°05'17" West, 35.45 feet, continuing across said 281.76 acre tract, departing said C.R. 3215, to a ½ inch iron rod found for a common corner of said 281.76 acre tract and Lake Amanda in the Haralson Lakes Development (Lake Amanda, unrecorded subdivision), being the westerly southwest corner of the herein described 11.615 acre tract;

THENCE North 01°01'06" West, 114.87 feet, with the common line between said 281.76 acre tract and said Lake Amanda, to a 5/8 inch iron rod found for a common corner of the same, being an angle point in the most northerly west line of the herein described 11.615 acre tract;

THENCE North 06°28'33" West, 38.14 feet, continuing with said common line, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 11.615 acre tract;

THENCE North 87°35'11" East, continuing across said 281.76 acre tract, over and across said C.R. 3215, at a distance of 40.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said C.R. 3215 for reference, in all, a total distance of 1208.23 feet, to the **POINT OF BEGINNING**.

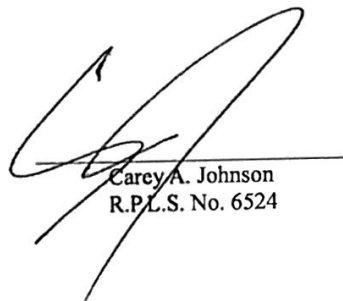
CONTAINING a computed area of 11.615 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 1, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-392.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

March 23, 2021
Date




Carey A. Johnson
R.P.L.S. No. 6524

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: 06/10/2025 GF No. _____
Declarant: Judith Herron and Hoyt S. Herron, III
Description of Property: Acres Campbell Tract 4, AC. 11.615, 275 CR 3215, Colmenal, TX
County: Tyler, Texas 75938
Date of Survey: 03/01/21

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant 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 the 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):

Manufactured Home, Barn, Shed, Pool, Fencing, Garage

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and 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 Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE, BELIEFS AND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Jadyn Horton</u> My date of birth is <u>11-25-1970</u> and my address is <u>215 CA 32/3</u> <u>Colonia, TX 75958</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Tyler</u> County, State of <u>TEXAS</u> on the <u>10</u> day of <u>June</u> 20<u>25</u>. Signer: <u>Jadyn Horton</u> Declarant	My name is <u>Floyd S Horton, JR</u> My date of birth is <u>01/06/1948</u> and my address is <u>215 CA 32/3</u> <u>Colonia, TX 75958</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>TYLER</u> County, State of <u>TEXAS</u> on the <u>10</u> day of <u>June</u> 20<u>25</u>. Signer: <u>Floyd S Horton, JR</u> Declarant
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