

NOTE: Bearings shown hereon are based on the Texas Coordinate System, determined by GPS observations.

NOTE: There may be easements on or near this property which are not reflected by title commitment or this survey plat.

- Legend**
- ⊙ = Found Railroad Spike
 - ⊖ = Galvanized Pipe
 - ⊕ = Fence Corner Post
 - X- = Fence
 - E- = Overhead Power Line
 - [] = Recorded Call
 - [] = Adjoiner Recorded Call
 - △ = Light Pole
 - O.F.R. = Official Public Records
 - D.R. = Deed Records
 - P.O.B. = Place of Beginning
 - Ac. = Acres

Daniel Ibarra, III and
Terri Jean Ibarra
608 College Street
Coleman, Texas 76834
GF No. 041525

I hereby certify Daniel Ibarra, III, Terri Jean Ibarra and Coleman County Title Company, this to be a correct plat of 0.49 acres out of Block 46, Original Town of Coleman, Coleman County, Texas, as shown by plat recorded in Volume D, Front Pocket, Deed Records, Coleman County, Texas, said 0.49 acres being all of that same 0.49 acre tract described in Volume 640, Page 689, Deed Records, Coleman County, Texas and being more particularly described by attached field notes.

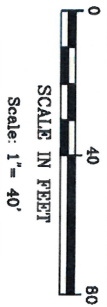
SEE ATTACHED FIELD NOTES.

Surveyed on the ground May 2, 2025.

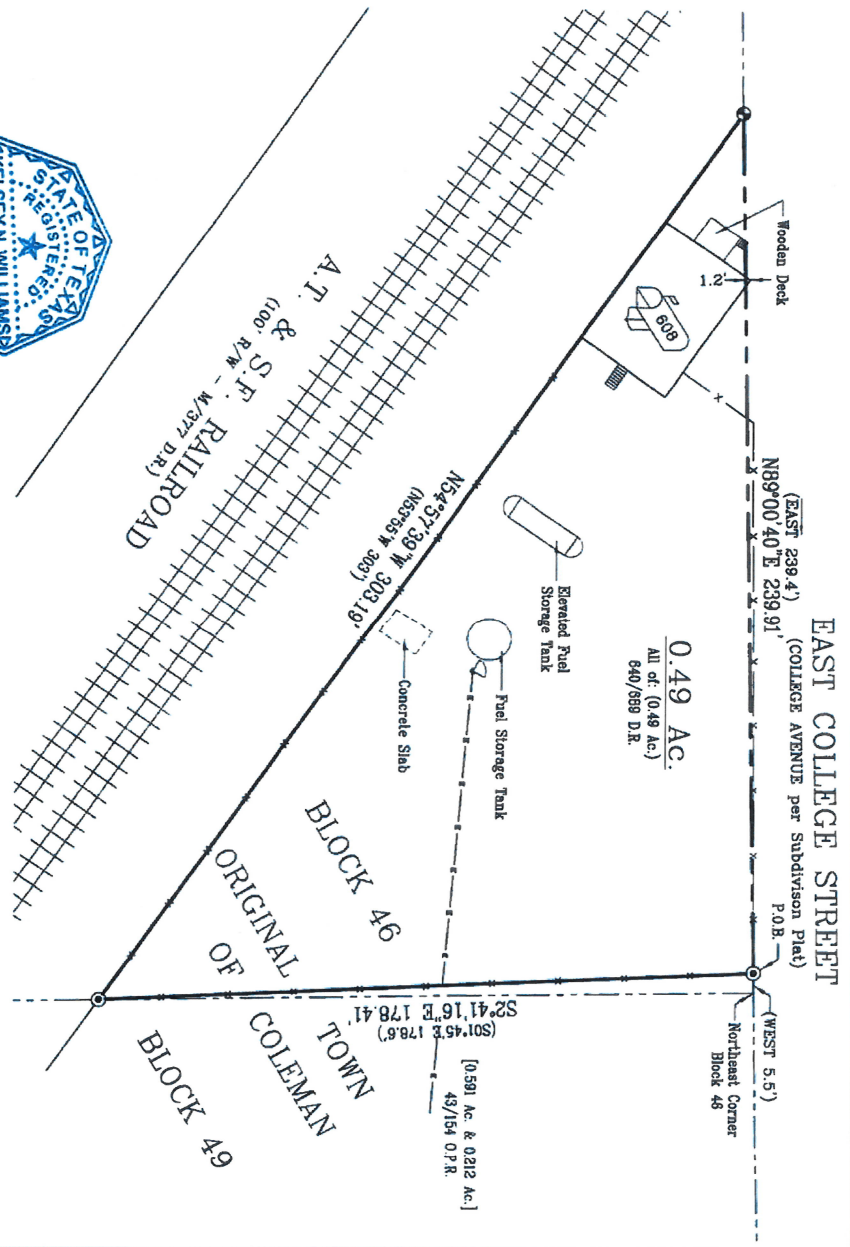
There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)

GEOTEX PROPERTY SOLUTIONS, LLC
4701 South 3rd Street
Arlene, Texas 79605
325-677-6712
Firm Registration No. 10194134

File No: 156-32-25
File Name: 608 College Street
Location: X:\COLEMAN\2025\
Geotex Property Solutions Drawn by:
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Kelsey N. Williams
Kelsey N. Williams
RPLS #7168



FIELD NOTES
0.49 ACRES

BEING 0.49 acres out of Block 46, Original Town of Coleman, Coleman County, Texas, as shown by plat recorded in Volume D, Front Pocket, Deed Records, Coleman County, Texas, said 0.49 acres being all of that same 0.49 acre tract described in Volume 640, Page 689, Deed Records, Coleman County, Texas and being more particularly described as follows:

BEGINNING at an existing galvanized fence corner post on the south line of East College Street, called to be west 5.5 feet from the northeast corner of said Block 46, for the northeast corner of this tract;

THENCE S2°41'16"E 178.41 feet, along an existing fence line, to an existing galvanized fence corner post on the east line of said Block 46 and the northeast line of the A.T. & S.F. Railroad (100 foot right-of-way), for the southeast corner of this tract;

THENCE N54°57'39"W 303.19 feet, along the northeast line of said railroad right-of-way, to a railroad spike found on the south line of East College Street and the north line of said Block 46, for the west corner of this tract;

THENCE N89°00'40"E 239.91 feet, along the south line of College Street and the north line of said Block 46, to the place of beginning and containing 0.49 acres of land.

Surveyed on the ground May 2, 2025.

SEE ATTACHED PLAT



Kelsey Williams

Kelsey N. Williams
R. P. L. S. #7168

Geotex Property Solutions
4701 South 3rd Street
Abilene, Texas 79605
(325) 677-6712
File # 156-32-25-0.49ac
Firm Registration No. 10194134

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

Date: July 8, 2025

GF No. _____

Name of Affiant(s): MICHAEL BERRY, NANCY BERRY

Address of Affiant: 608 E College St, Coleman TX 76834

Description of Property: Original Town Coleman, Block 46 (250x100) N Pt of Blk, Life Estate...0.49 acres

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.");
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 May 2, 2025 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:) None

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.

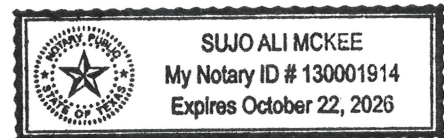
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

MICHAEL BERRY

NANCY BERRY

SWORN AND SUBSCRIBED this 15th day of July, 2025

SuJo Ali McKee
Notary Public



(TXR-1907) 02-01-2010

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