



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT 1235 County Road 3260 Colmesneil TX 75938

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

(1) Type of Treatment System: ☒ Septic Tank X2 ☐ Aerobic Treatment ☐ Unknown

(2) Type of Distribution System: field lines ☐ Unknown

(3) Approximate Location of Drain Field or Distribution System: 1 behind guest House, 1 behind main home ☐ Unknown

(4) Installer: _____ ☒ Unknown

(5) Approximate Age: 2017 ☐ Unknown

B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)

(2) Approximate date any tanks were last pumped? 3 years apr. both

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

(4) Does Seller have manufacturer or warranty information available for review? ☒ Yes ☐ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____

(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.

(3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TAR 1407) 1-7-04 Initialed for Identification by Buyer: _____ and Seller CSB KSB Page 1 of 2

Information about On-Site Sewer Facility concerning 1235 County Road 3260 Colmesneil TX 75938

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Authenticity

 Signature of Seller **Larry Briggs** Date **08/28/2025**

Authenticity

 Signature of Seller **Susan Briggs** Date **08/28/2025**

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE NOTICE



CONCERNING THE PROPERTY AT 1235 County Road 3260 Colmesneil
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☒ Is ☐ Is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the Items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- | | | |
|---|---|---|
| ☒ Range | ☒ Oven | ☒ Microwave |
| ☒ Dishwasher | ☒ Trash Compactor | ☒ Disposal |
| ☒ Washer/Dryer Hookups | ☒ Window Screens | ☒ Rain Gutters |
| ☒ Security System | ☒ Fire Detection Equipment | ☒ Intercom System |
| | ☒ Smoke Detector | |
| | ☒ Smoke Detector-Hearing Impaired | |
| | ☒ Carbon Monoxide Alarm | |
| | ☒ Emergency Escape Ladder(s) | |
| ☒ TV Antenna | ☒ Cable TV Wiring | ☒ Satellite Dish |
| ☒ Ceiling Fan(s) | ☒ Attic Fan(s) | ☒ Exhaust Fan(s) |
| ☒ Central A/C | ☒ Central Heating | ☒ Wall/Window Air Conditioning |
| ☒ Plumbing System | ☒ Septic System | ☒ Public Sewer System |
| ☒ Patio/Decking | ☒ Outdoor Grill | ☒ Fences |
| ☒ Pool | ☒ Sauna | ☒ Spa ☒ Hot Tub |
| ☒ Pool Equipment | ☒ Pool Heater | ☒ Automatic Lawn Sprinkler System |
| ☒ Fireplace(s) & Chimney (Wood burning) | | ☒ Fireplace(s) & Chimney (Mock) |
| ☒ Natural Gas Lines | | ☒ Gas Fixtures |
| ☒ Liquid Propane Gas: ☒ LP Community (Captive) ☒ LP on Property | | |
| ☒ Fuel Gas Piping: ☒ Black Iron Pipe ☒ Corrugated Stainless Steel Tubing ☒ Copper | | |
| Garage: ☒ Attached ☒ Not Attached ☒ Carport | | |
| Garage Door Opener(s): ☒ Electronic ☒ Control(s) | | |
| Water Heater: ☒ Gas ☒ Electric | | |
| Water Supply: ☒ City ☒ Well | | |
| | ☒ MUD | ☒ Co-op |

Roof Type: Metal Age: 10 yrs Apr. (approx.)

Are you (Seller) aware of any of the above Items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☒ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☒ Yes ☐ No ☐ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):

- * Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

☒ Interior Walls	☒ Ceilings	☒ Floors
☒ Exterior Walls	☒ Doors	☒ Windows
☒ Roof	☒ Foundation/Slab(s)	☒ Sidewalks
☒ Walls/Fences	☒ Driveways	☒ Intercom System
☒ Plumbing/Sewers/Septics	☒ Electrical Systems	☒ Lighting Fixtures

☒ Other Structural Components (Describe):

Rotten boards on left side of garage

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

☒ Active Termites (includes wood destroying insects)	☒ Previous Structural or Roof Repair
☒ Termite or Wood Rot Damage Needing Repair	☒ Hazardous or Toxic Waste
☒ Previous Termite Damage	☒ Asbestos Components
☒ Previous Termite Treatment	☒ Urea-formaldehyde Insulation
☒ Improper Drainage	☒ Radon Gas
☒ Water Damage Not Due to a Flood Event	☒ Lead Based Paint
☒ Landfill, Settling, Soil Movement, Fault Lines	☒ Aluminum Wiring
☒ Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒ Previous Fires
	☒ Unplatted Easements
	☒ Subsurface Structure or Pits
	☒ Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

New Roof put on apr. 10 years ago. Treated for Termites by owner 2 mts ago.

* A single blockable main drain may cause a suction entrapment hazard for an individual.

Seller's Disclosure Notice Concerning the Property at 1235 County Road 3260 Colmesneil Page 3
(Street Address and City)

09-01-2023

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☒ No (if you are not aware). If yes, explain (attach additional sheets if necessary): _____

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.

- ☒ Present flood insurance coverage
☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
☒ Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
☒ Located ☐ wholly ☐ partly in a floodway
☒ Located ☐ wholly ☐ partly in a flood pool
☒ Located ☐ wholly ☐ partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary): N/A

*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;
(B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and
(C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and
(B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary): _____

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- N Homeowners' Association or maintenance fees or assessments.
- N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- N Any lawsuits directly or indirectly affecting the Property.
- N Any condition on the Property which materially affects the physical health or safety of an individual.
- N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary);

N/A

- 10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- 11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Authentic
Larry Shade Briggs
Signature of Seller Larry Briggs

08/28/2025
Date

Authentic
Kathleen Susan Briggs
Signature of Seller Susan Briggs

08/28/2025
Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-0. This form replaces OP-H.

SHOP SELL LIST

ITEM / NEW / PRICE		
KUBOTA L3400 HST W/LOADER	\$16300/	\$15000
RHINO SE5 BUSH HOG	\$1095/	\$1000
VICTOR CUTTING TORCH ^{NEW REGULAR} W/ D2 & ACETYLENE TANK		\$400
MILLER THUNDERBOLT XL AC/DC		\$500
SCAG FREEDOM 2 SFZ 48-22KT 2018		\$5000
STORM RESPONDER ^{GENCO} 6500-8250W B46 EXHAUST		\$400
STORM RESPONDER GENERATOR 5000-6250W		\$350
2007 GREEN HONDA 420 ES 4X4		\$2000
2007 RED HONDA 420 ES 4X4		\$2500
2007 RED HONDA 420 ES 4X4		\$2500
JOHN DEERE LAWN SWEEPER		\$300
MASTER MFG 15GAL SPRAYER NEW PUMP/HOSES		\$75
TOP HAT 5X10 UTILITY TRAILER W/RAMP ^{NEW HAT} #1025		\$1500
LAND PRIDE TILT BLADE 5' RBT 1560		\$600
LAND PRIDE POST HOLE DIGGER 9" AUGER 317-048M		\$800
BUSH HOG BOX BLADE 5' ^{\$695}		\$800
TOP HAT TRAILER 16' PART OF TRACTOR PACKAGE #1795/		\$2000
DELTA 6" BELT/12" DISC SANDER 31-300		\$700
DELTA 6" JOINTER 37-275X		\$500
DELTA 16 1/2" DRILL PRESS 17-950L		\$500
DELTA 10" TABLE SAW 36-714		\$500
DELTA 1HP SINGLE STAGE DUST COLLECTOR 50-720 OR 50-720 CT		\$250
DELTA 12 1/2" PORTABLE PLANE TP305		\$400
GOLF CART EZGO PDS & CHARGER	\$2680/	\$2500
TROY BILT LOG SPLITTER LS27TB	\$1329	\$1000
AG MEIER 5' DISC	\$/895/	\$500
CHAINS & BOOMERS	\$150/	\$150
WERNER 14' ALUMINUM LADDER 100-515-163		\$400
2 44" DRUM FANS	\$800/	\$600
HUSQVARNA 455 RANCHER 460 CHAIN SAW		\$400

43625

TR. 8
South 1/2

FIELDNOTES of 5.10 Acres in the G.&B.N. Co. Survey, Section No. 6, A-331, Tyler County, Texas and being part of a 1,204.89 Acre Tract described as Tract No. Two in a deed recorded in Volume 323, Page 775 of the Tyler County Deed Records. Said 5.10 Acres being more particularly described as follows;

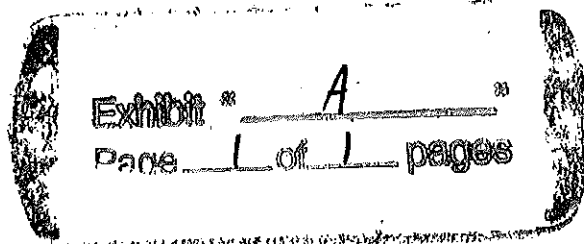
BEGINNING in the West Line of Tract No. 2 of Fowler's Future Follies Subdivision, S01°47'30"W 315.24 feet from the Northwest corner of same;

THENCE with said West Line, S01°47'30"W 314.37 feet to a point for corner;

THENCE N88°12'32"W 705.51 feet to a 5/8" steel rod for corner in the East Right of Way of a 50.00 foot Road;

THENCE with said Right of Way, N01°58'06"E 315.86 feet to a point for corner;

THENCE S88°05'17"E 704.54 feet to the Place of Beginning and containing 5.10 Acres of Land.



FILED FOR RECORD
AT 3:00 O'CLOCK P M
ON THE 29 DAY OF April
A.D., 2015
Vol. 1122 Page 471
In the Official Public Records

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



STATE OF TEXAS
COUNTY OF TYLER

OFFICIAL PUBLIC
RECORD

Donece Gregory

COUNTY CLERK, TYLER COUNTY, TEXAS

BY Katrina Watson
DEPUTY

I hereby certify that this Instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of Tyler County, Texas, as stamped hereon by me.

Donece Gregory
COUNTY CLERK
TYLER COUNTY, TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed

Date: September 29, 2006

Grantor: Clarence Deggs and Odillia Deggs

Grantor's Mailing Address: 5907 CR 4390
Hillister, Tyler County, Texas 77624

Grantee: Larry Briggs and spouse, Susan Briggs

Grantee's Mailing Address: 5907 Fairway Manor Lane
Spring, Texas 77373

Consideration: TEN AND NO/100 (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements): Being 13.328 acres of land, more or less, out of and a part of the G & B N Company Survey, Abstract No. 331, Tyler County, Texas, and being a resurvey of a called 13.333 acre tract described in deed to Charles and Joanne Verrill, recorded in Volume 370, Page 989, et seq., Deed Records, Tyler County, Texas. Said 13.328 acres of land, more or less, being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, right-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than grantor, and other instruments, other than conveyances of the surface estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor

CLD OD

FIELD NOTE DESCRIPTION OF A 13.328 ACRE TRACT OF
LAND IN THE G. & B. N. COMPANY SURVEY, ABSTRACT 331,
SECTION 6, TYLER COUNTY, TEXAS.

VOL. 854 PAGE 398

FIELD NOTE DESCRIPTION of a 13.328 acre tract of land in the G. & B.N. COMPANY SURVEY, ABSTRACT 331, SECTION 6, Tyler County, Texas. Said 13.328 acre tract of land being the Re-Survey of a called 13.333 acre tract of land described in a Deed from E.E. COCHRAN and T.W. ELLIOTT to CHARLES VERRILL and wife JOANNE VERRILL dated March 22, 1978 and Recorded in Volume 370, Page 989, et seq., of the Deed Records of Tyler County, Texas. Said 13.328 acre tract of land being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a existing 1/2" steel rod at the corner of a barb fence and being the Southeast corner of the John Grimsley tract of land and the Southwest corner of the herein described tract of land on the North side of a County Maintained Dirt Road No. 3260, known as the "Fowler Road";

THENCE along the North side of said County Maintained Dirt Road as follows;

- (1) South 88°-00'-20" East a distance of 98.30 feet and set a nail for corner;
- (2) North 87°-50'-36" East a distance of 100.38 feet and set a nail for corner;
- (3) North 77°-52'-45" East a distance of 182.01 feet to a existing 1/2" steel rod at the Southeast corner of the herein described tract of land and being on the West line of the A.D. Wilson Survey, Abstract 952 and the East line of the G. & B.N. Co. Survey, Abstract 331, Section 6;

THENCE North 1°-57'-46" East a distance of 1501.72 feet along said Survey line and also being along or near a barb fence and a marked and red painted line to a existing 1/2" steel rod at the corner of said barb fence and being the Northeast corner of the herein described tract of land;

THENCE North 88°-00'-57" West a distance of 379.73 feet along a 3-barb fence and a old marked line to a existing 1/2" steel rod at the corner of said barb fence and being the Northwest corner of the herein described tract of land;

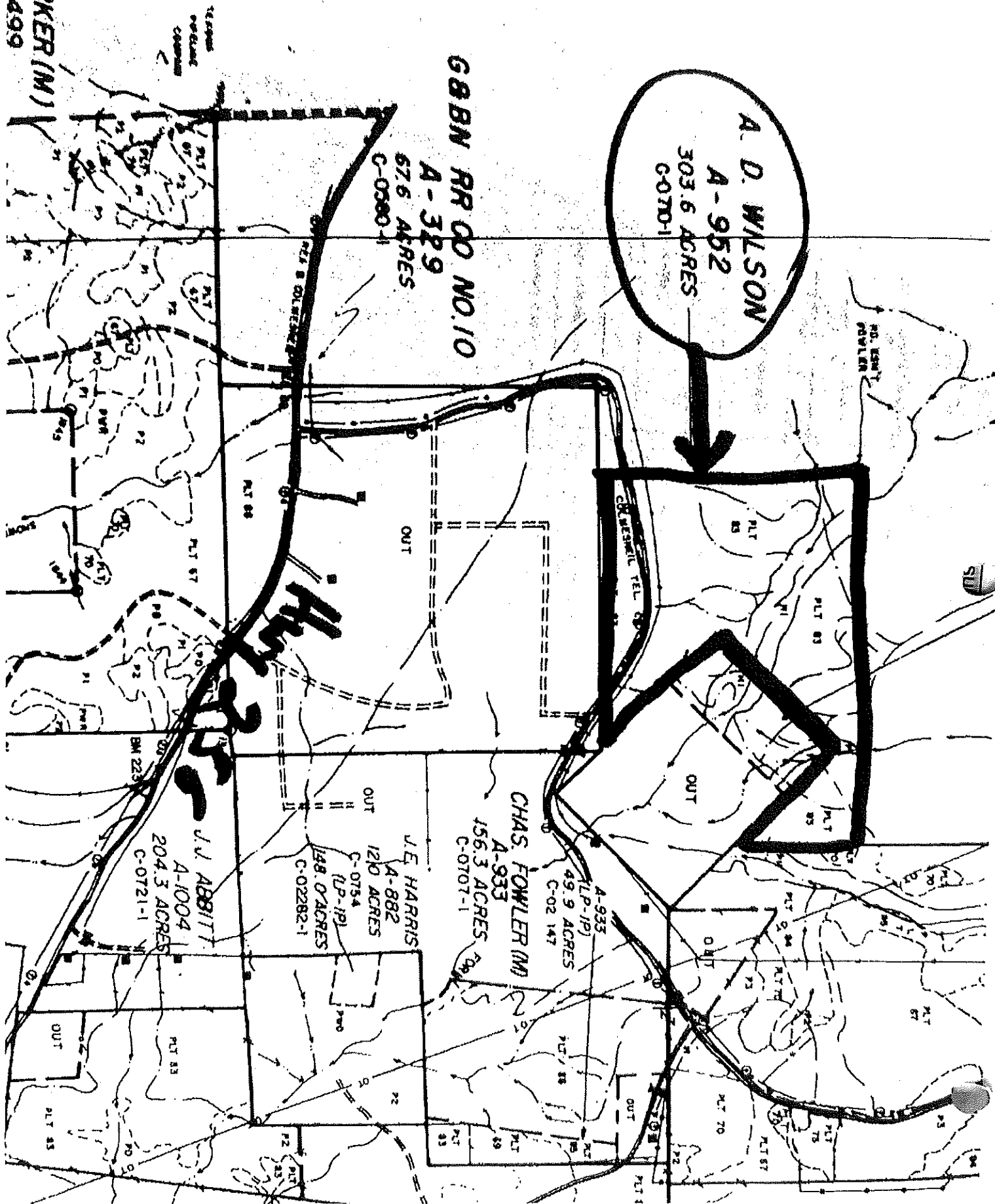
THENCE South 1°-47'-10" West along a barb fence and old marked line and the East line of the John Grimsley tract a distance of 628.89 feet to a 3/4" steel rod at a fence corner and continuing for a total distance of 1553.31 feet to the POINT OF BEGINNING and containing an area of 13.328 acres of land.

THE STATE OF TEXAS *

COUNTY OF TYLER *

I, JAMES D. CRUSE, a Registered Professional Surveyor, State of Texas, do hereby certify that the above described tract of land is a true and accurate description of a Survey made by me on the ground and that no other discrepancies exist at

PARKER (M)
4-499



'EXHIBIT A'

TR 8
South 1/2

FIELDNOTES of 5.10 Acres in the G.&B.N. Co. Survey, Section No. 6, A-331, Tyler County, Texas and being part of a 1,204.89 Acre Tract described as Tract No. Two in a deed recorded in Volume 323, Page 775 of the Tyler County Deed Records. Said 5.10 Acres being more particularly described as follows;

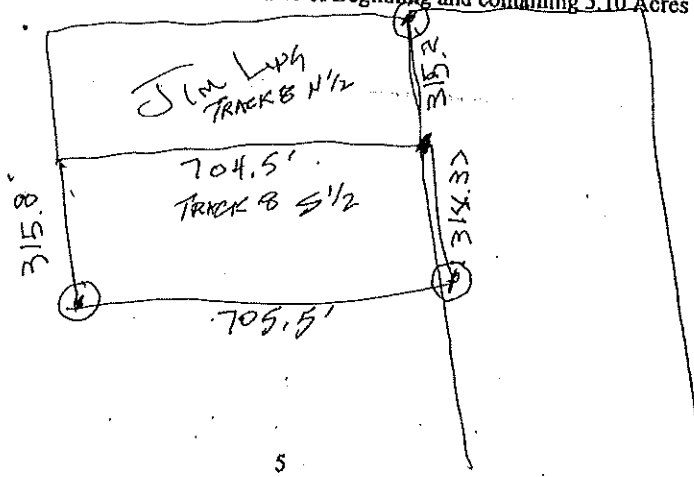
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THENCE S88°05'17"E 704.54 feet to the Place of Beginning and containing 5.10 Acres of Land.



ck

opy
409410

9.23 **

THE STATE OF TEXAS
COUNTY OF TYLER

I hereby certify that the foregoing instrument with its certificate of authentication was filed for record in my office on the 3 day of February, 2006 at 12:15 o'clock P.M. and was this day duly recorded at 9:00 A.M., in Vol. 830 Page 887 et seq. OFFICIAL RECORDS of said county.
Witness my hand and official seal at the office in Woodville this 10 day of February, 2006.

Bonnie Ingram Clerk
County Court, Tyler County, Texas

By Wanda Johnston Deputy



FIELD NOTE DESCRIPTION OF A 13.328 ACRE TRACT OF
LAND IN THE G. & B. N. COMPANY SURVEY, ABSTRACT 331,
SECTION 6, TYLER COUNTY, TEXAS.

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THENCE along the North side of said County Maintained Dirt Road as follows;

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- (2) North 87°-50'-36" East a distance of 100.38 feet and set a nail for corner;
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THENCE North 1°-57'-46" East a distance of 1501.72 feet along said Survey line and also being along or near a barb fence and a marked and red painted line to a existing 1/2" steel rod at the corner of said barb fence and being the Northeast corner of the herein described tract of land;

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THE STATE OF TEXAS *

COUNTY OF TYLER *

I, JAMES D. CRUSE, a Registered Professional Surveyor, State of Texas, do hereby certify that the above described tract of land is a true and accurate description of a Survey made by me on the ground and that no conflicts, encroachments or other discrepancies exist at this time, and the lines and corners are exactly described as shown.

SURVEYED May 18, 1997

BY:

JAMES D. CRUSE, --- REGISTERED
PROFESSIONAL SURVEYOR NO. 1830

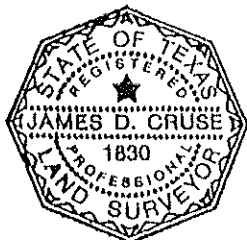


EXHIBIT A
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T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: 8/28/2025 GF No. _____
 Declarant: Larry Shade Briggs & Kathleen Susan Briggs
 Description of Property: S2620 FOWLER FUTURE FOLLY #3 (A331), LOT 2, ACRES 18.43
 County Tyler, 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.

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):

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. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Larry Shade Briggs</u>. My date of birth is _____. and my address is _____. _____. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of <u>08/28/25</u>. Signed: Authentisign <u>Larry Shade Briggs</u> Declarant Larry Shade Briggs	My name is <u>Kathleen Susan Briggs</u>. My date of birth is <u>08/19/1954</u>. and my address is _____. _____. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of <u>08/28/25</u>. Signed: Authentisign <u>Kathleen Susan Briggs</u> Declarant Kathleen Susan Briggs
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