

County of Coleman:
State of Texas:

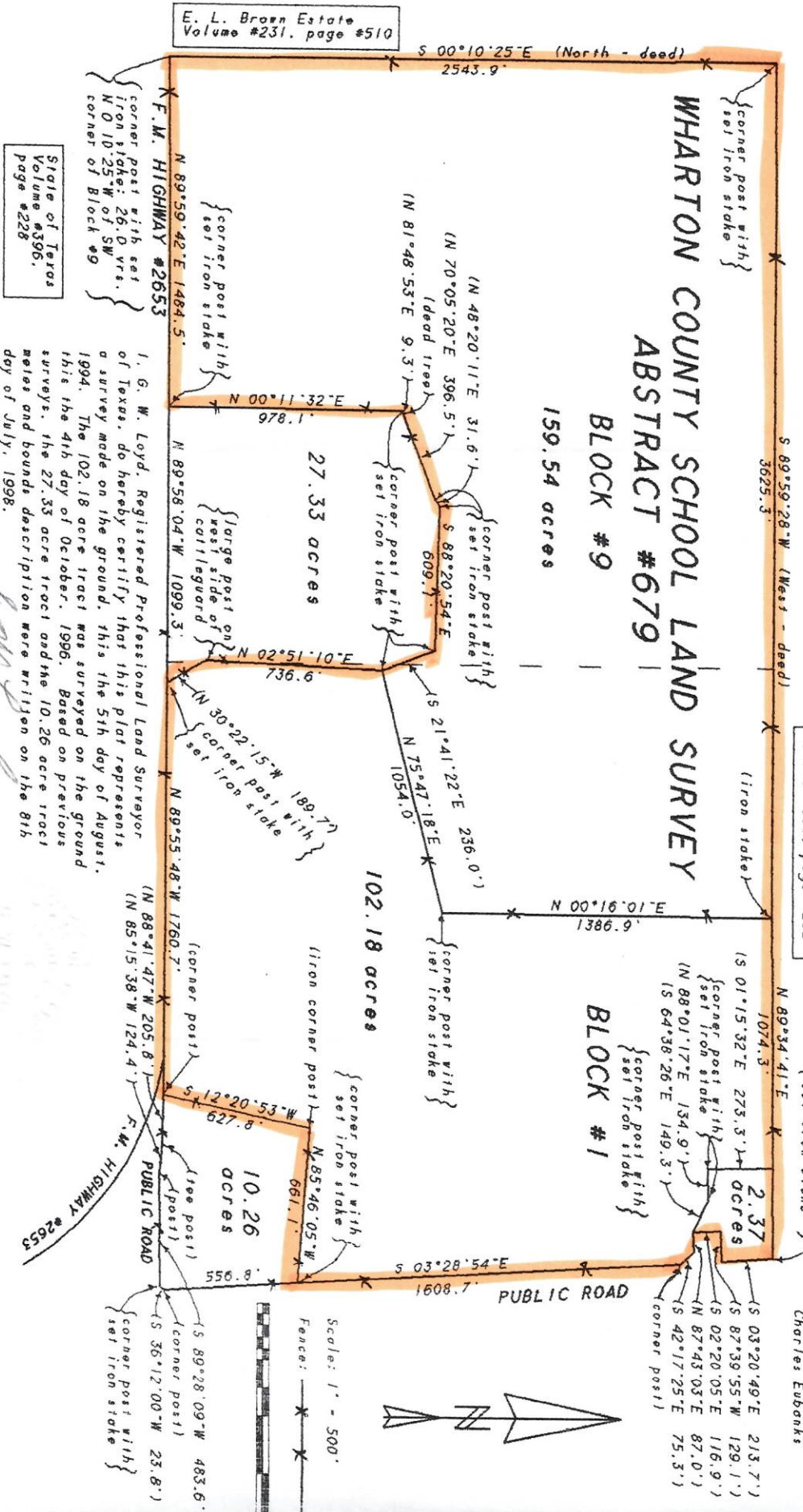
Naomi Baugh Reid, et al
Volume #50, page #232

Survey made for:
Jeanette McCarty and
Charles Eubanks

WHARTON COUNTY SCHOOL LAND SURVEY ABSTRACT #679

BLOCK #9
159.54 acres

BLOCK #1



E. L. Brown Estate
Volume #231, page #510

State of Texas
Volume #396,
page #228

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 5th day of August, 1994. The 102.18 acre tract was surveyed on the ground this the 4th day of October, 1996. Based on previous surveys, the 27.33 acre tract and the 10.26 acre tract were and bounds description were written on the 8th day of July, 1998.

Gouldbush, Texas
Coleman County
Ph. 915/357-4561

County of Coleman:
State of Texas:

Survey made for:
Charles Eubanks

Fieldnotes of a survey of:

27.33 acres of land in Block #1 and Block #9 of a subdivision of the Wharton County School Land Survey #496, Abstract #679, Coleman County, Texas. A plat of said subdivision is recorded in Volume #78, page #553, Coleman County Deed Records. Said tract is a part of that land that is described in a Partition Deed recorded in Volume #640, page #568, Coleman County Deed Records. Said tract is also a part of that land that Virgil Woodrow Newman, deeded to Mattie Jeanette McCrary, et al, by deed dated December 13, 1993, and recorded in Volume #650, page #863, Coleman County Deed Records.

BEGINNING at a corner post with a set iron stake located on the SW corner of a 102.18 acre tract and on the north line of F. M. Highway #2653. Said beginning point is 26.0 varas N 0°10'25"W of and 2648.7 ft. S 89°59'15"E of the SW corner of Block #9.

THENCE N 89°55'48"W 64.9 ft. to a large post on the west side of a cattleguard.

THENCE N 89°58'04"W 1099.3 ft. along a fence line located on the north line of F. M. Highway #2653 to a corner post with a set iron stake. Said point is the most southerly SE corner of a 159.54 acre tract surveyed on August 5, 1994.

THENCE N 0°11'32"E 978.1 ft. along a fence line to a corner post with a set iron stake located at an inside corner of said 159.54 acre tract.

THENCE N 81°48'53"E 9.3 ft. along a fence line to a dead tree.

THENCE N 70°05'20"E 396.5 ft. along a fence line to a corner post with a set iron stake.

THENCE N 48°20'11"E 31.6 ft. to a corner post with a set iron stake.

THENCE S 88°20'54"E 609.1 ft. along a fence line to a corner post with a set iron stake.

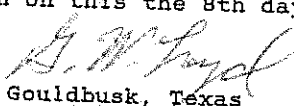
THENCE S 21°41'22"E 236.0 ft. along a fence line to a corner post with a set iron stake.

THENCE S 2°51'10"E 736.6 ft. along a fence line to a corner post with a set iron stake.

THENCE S 30°22'15"E 189.7 ft. along a fence line to the place 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 on the 5th day of August, 1994 and on the 4th day of October, 1996. Based on these surveys, this fieldnote description was written on this the 8th day of July, 1998.


Gouldbusk, Texas
Coleman County
Ph. 915/357-4561

County of Coleman:
State of Texas:

Naomi Baugh Reid, et al
Volume #650, page #232

Survey made for:
Jannette McCarry and
Charles Eubanks

WHARTON COUNTY SCHOOL LAND SURVEY ABSTRACT #679

BLOCK #9

BLOCK #1

159.54 acres

102.18 acres

27.33 acres

Scale: 1" = 500'
Fence: ———— X ————

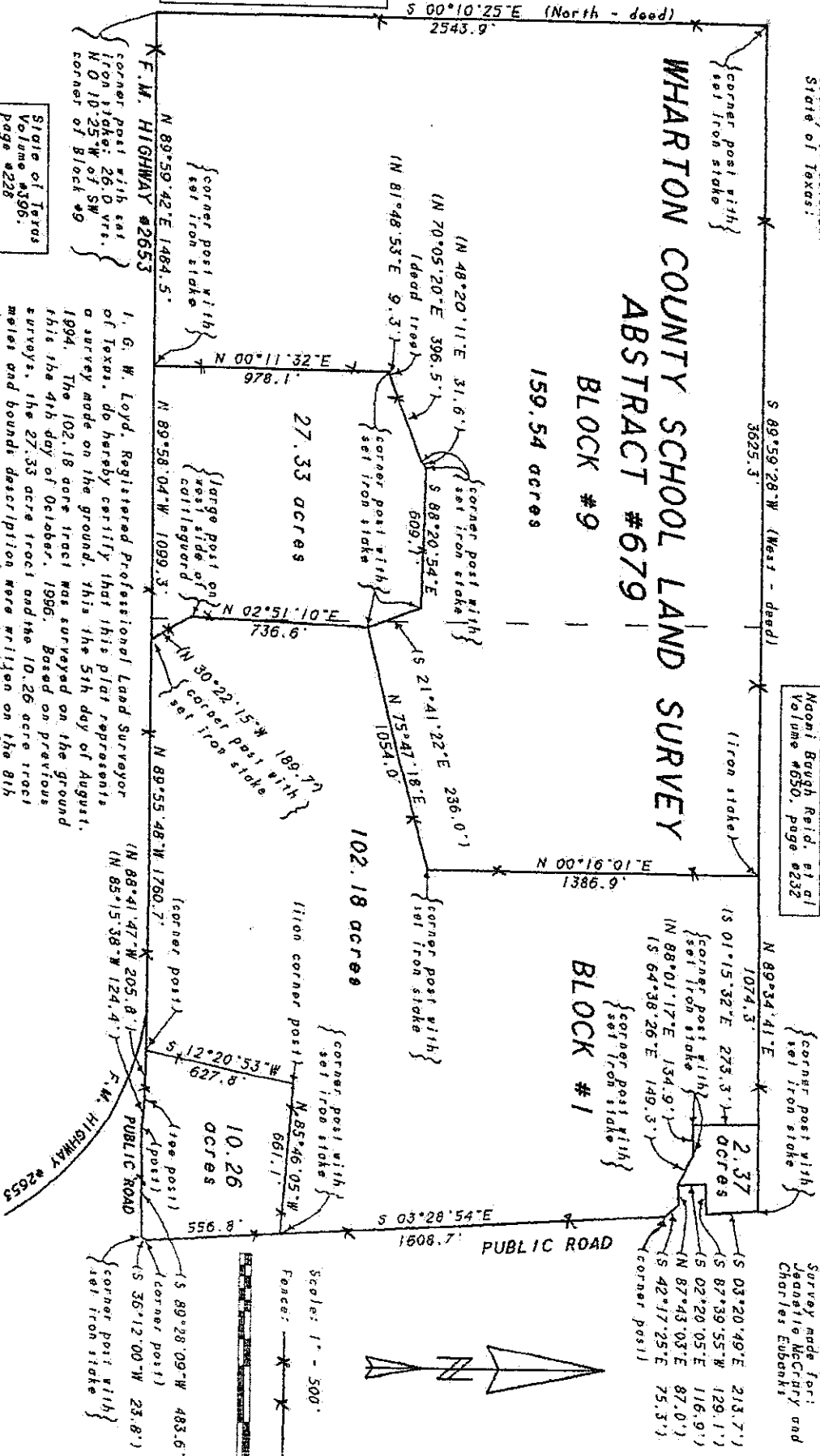
E. L. Brown Estate
Volume #231, page #510

corner post with
iron stake; 26.0 vrs.
N 0 10' 25" W of SW
corner of Block #9

State of Texas
Volume #396,
page #228

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Survey made for:
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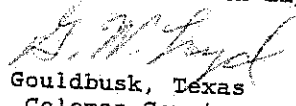
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Gouldbusk, Texas
Coleman County
Ph. 915/357-4561

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: Oct. 10, 2025

GF No. _____

Name of Affiant(s): ROYCE MCCRARY,

Address of Affiant: 324 PR 2621, Santa Anna, TX 76878

Description of Property: A0679 WHARTON CO SCH LD SUR 496, ACRES 262.34

County Coleman, Texas

Date of Survey: July 8, 1998

"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):

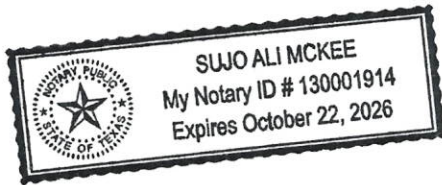
Structures are not on survey

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.

I declare under penalty of perjury that the foregoing is true and correct. Signed: _____ Affiant ROYCE MCCRARY	I declare under penalty of perjury that the foregoing is true and correct. Signed: _____ Affiant
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SWORN AND SUBSCRIBED this 10th day of October, 2025



Sujo Ali McKee
Notary Public