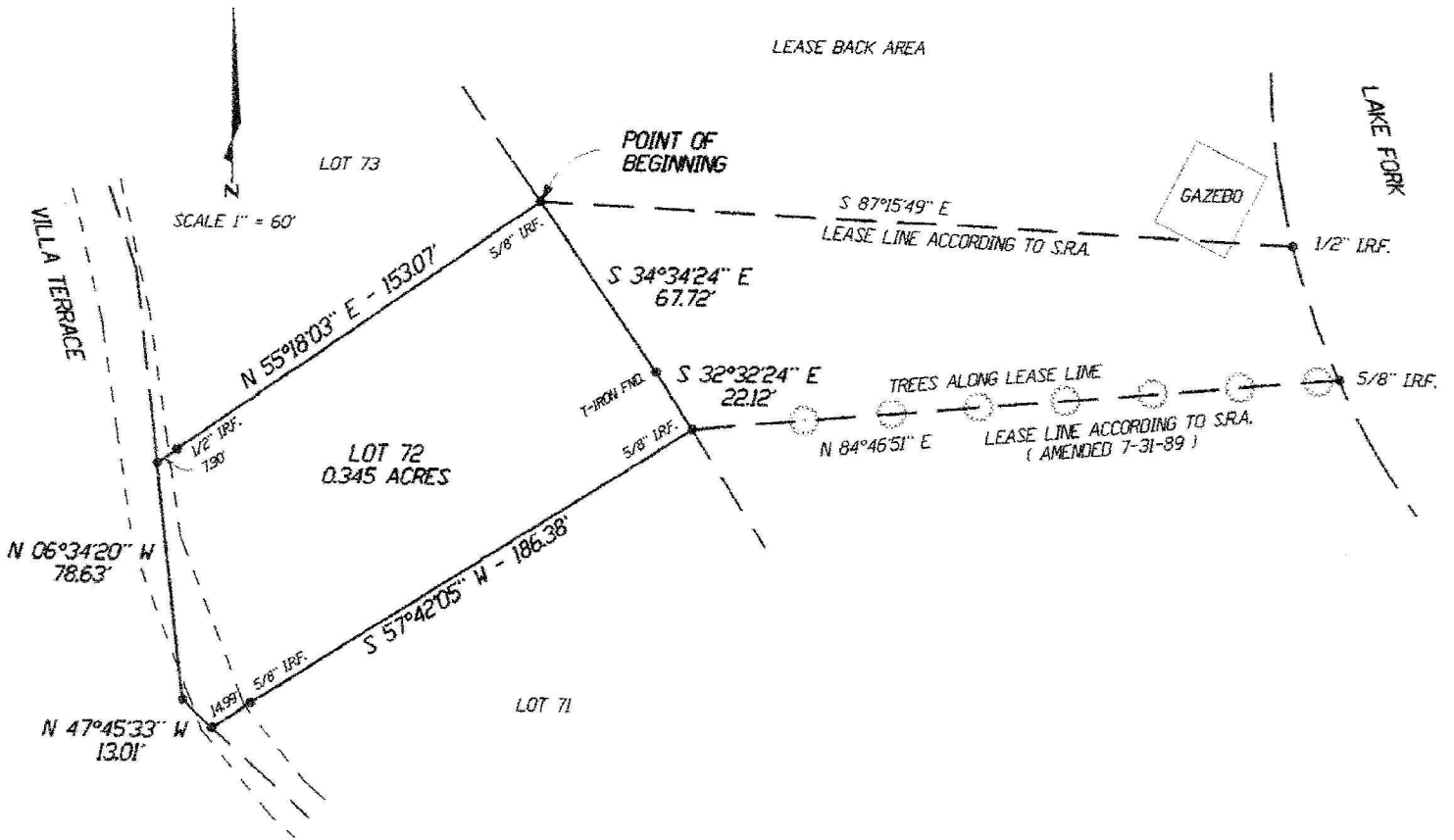


PLAT SHOWING LOT 72 OF NORTHWOOD ADDITION OUT OF THE ISAAC REID SURVEY, ABSTRACT NO. 190, RAINS COUNTY, TEXAS.

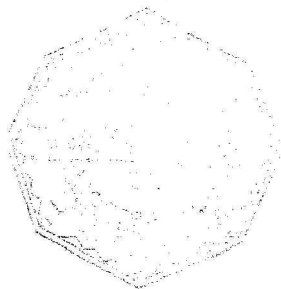


NOTE : Basis of Bearing is plat of NORTHWOOD.

NOTE : According to Flood panel map no. 480975 0001 A, dated October 18, 1977, published by the Federal Management Agency, this property DOES NOT lie within a 100 year Flood zone area.

I, Danny W. Beasley, Registered Professional Land surveyor, State of Texas, do certify that the plat hereon is a true, correct, and accurate representation of the property as determined by an on the ground survey and there are NO VISIBLE ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, except as shown on plat.

BEASLEY LAND SURVEYING  
P. O. BOX 451  
EMORY, TEXAS 75440  
903-473-8020



*Danny W. Beasley*  
Danny W. Beasley, R.P.L.S. NO. 4915

DATE : 11-10-98  
JOB NO. 98338  
SHEET 1 OF 2

## FIELD NOTES

BEING a 0.345 acre tract and being all that certain lot, tract or parcel of land situated in the Isaac Reid Survey, Abstract No. 190, Rains County, Texas, and being all of Lot 72 of NORTHWOOD, an addition to said county, according to the plat thereof as recorded in Volume 4, Page 27, Rains County Plat Records, and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found at the north corner of Lot 72 and the east corner of Lot 73 on the Sabine River Authority Lake Fork Project Boundary Line ( take line ) for a corner;

THENCE S 34°34'24" E along said take line and along the northeast line of Lot 72 a distance of 67.72 feet to a T-iron found for a corner;

THENCE S 32°32'24" E continuing along said take line and along the northeast line of Lot 72 a distance of 22.12 feet to a 5/8 inch iron rod found at the east corner of Lot 72 and the north corner of Lot 71 for a corner;

THENCE S 57°42'05" W passing a 5/8 inch iron rod found for a reference at a distance of 171.39 feet and continuing a total distance of 186.38 feet to a point in Villa Terrace ( County Road No. 3445 ) at the south corner of Lot 72 and the west corner of Lot 71 for a corner;

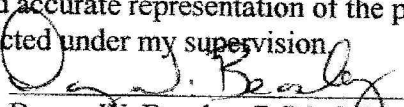
THENCE N 47°45'33" W along the southwest line of Lot 72 and along Villa Terrace a distance of 13.01 feet to a point for a corner;

THENCE N 06°34'20" W continuing along the west line of Lot 72 and along Villa Terrace a distance of 78.63 feet to a point at the west corner of Lot 72 and the south corner of Lot 73 for a corner;

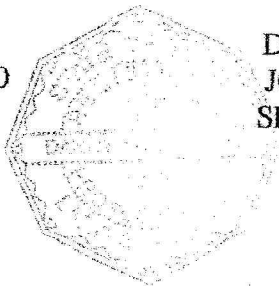
THENCE N 55°18'03" E passing a 1/2 inch iron rod found for a reference at a distance of 7.90 feet and continuing a total distance of 153.07 feet to the Point of Beginning and containing 0.345 acres of land.

NOTE : Basis of bearing is plat of NORTHWOOD.

I, Danny W. Beasley, Registered Professional Land Surveyor, State of Texas, do certify that the field notes hereon are a true, correct, and accurate representation of the property as determined by an on the ground survey conducted under my supervision.

  
\_\_\_\_\_  
Danny W. Beasley, R.P.L.S. (No. 4915)

BEASLEY LAND SURVEYING  
P. O. BOX 451 EMORY, TEXAS, 75440  
903-473-8020



DATE: 11-10-98  
JOB No. 98338  
SHEET 2 OF 2

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

Date: 5/16/2018

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

Name of Affiant(s): Stephanie A. Kasper

Address of Affiant: 10030 O ST, Omaha, NE 68127-2112

Description of Property: Lot 72 RsCR 3445, Emory, TX 75440 - A0190 ISAAC REID SURVEY NORTHWOOD LOT 72 (WF)  
County Rains, 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 \_\_\_\_\_, 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."): Owner

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 November 10, 1998 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

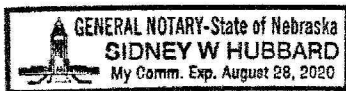
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 16th day of May, 2018

Sidney W. Hubbard  
Notary Public



(TAR-1907) 02-01-2010

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