

NOTES

1. This property is subject to the following "Easement" type easements:
 - A. 20 foot wide easement in favor of Mid-South Electric Cooperative, Inc. dated November 12, 1967 and recorded in Volume 63, page 507, Official Public Records of Walker County, Texas.
 - B. 15 foot wide easement in favor of Pine Prairie Water Supply Corp. dated July 12, 1993 and recorded in Volume 202, page 726, Official Public Records of Walker County, Texas.
 - C. 20 foot wide easement in favor of Mid-South Electric Cooperative, Inc. dated November 12, 1967 and recorded in Volume 63, page 507, Official Public Records of Walker County, Texas.
2. Bearings are based on the southwest line of a 20.87 acre tract (Parcel Tract of this 1.996 Ac. tract) described in a Deed from St. Thomas Catholic Church, et al to J. L. Robinson, dated April 24, 1974 and recorded in Vol. 266, pg. 593, Deed Records of Walker County, Texas.

Charles Western Jr.
 CHARLES WESTERN JR.

PLAT OF RESURVEY OF

**CHARLES W. BRYANT
 1.996 ACRE TRACT**

**THOMAS CRESAP SURVEY, A-119
 WALKER COUNTY, TEXAS**

APRIL, 1997

SCALE 1" = 100 FEET

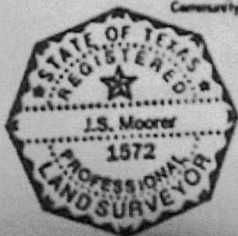
MURRAY & MOORE, INC.
 Reg. Prof. Land Surveyors
 P.O. Box 988
 Huntsville, Texas 77342

37034

EXHIBIT "A"
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I, J.B. Moore, certify that this plat represents a survey made on the ground under my supervision and that corners and monuments are as shown. This property is within Zone C according to F.E.M.A. Flood Insurance Rate Map, Community-Plan 48042 00078 dated May 1, 1987.

Signed: *J.B. Moore*
 J.B. Moore
 Reg. Prof. Land Surveyor No. 1572
 April 21, 1997



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

Date: 2-22-21 GF No. _____

Name of Affiant(s): Jack Ferrell Jr for Engedi Rental Properties LLC

Address of Affiant: 1532 Fm 980 Rd, Huntsville, Tx 77320

Description of Property: 1550 Fm 980 Rd, Huntsville Tx 77320

County Walker, 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."):

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 _____ 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:) _____

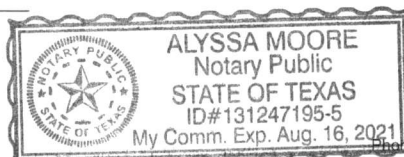
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

J. S. Ferrell
Carla Cay Ferrell

SWORN AND SUBSCRIBED this 22nd day of February, 2021

Allyssa Moore
Notary Public



(TXR-1907) 02-01-2010

Abby Realty, 16 Jordan Drive Huntsville TX 77320
Jonna Stanley-Jones

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Ferrell EnGedi