

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

Date: 8.12.2021 GF No. _____
Name of Affiant(s): Jones Family Office
Address of Affiant: _____
Description of Property: 10.87 acres out of ABS A049 GREEN B LG, 34.3 ACRES, NO BLDGS OR M H
County Fayette, 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.")
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 18, 2021 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.

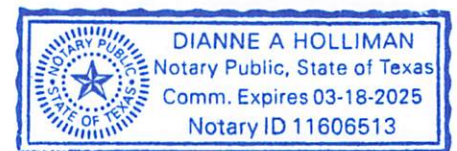
EXCEPT for the following (If None, Insert "None" Below:)

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.

Frank R. Jones

SWORN AND SUBSCRIBED this 12 day of August, 2021.

Notary Public
(TXR 1907) 02-01-2010





BARTON & ASSOCIATES LAND SURVEYING

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

10.87 ACRE TRACT

Field Notes Description

10.87 acres of land out of the Benjamin Green Survey, Abstract 49, Fayette County, Texas, also being out of a 34.27 acre tract conveyed from Robert C. and Esther Wilson to Jones Family Office, Inc. by Warranty Deed dated January 4, 2021 and recorded in Volume 1974, Page 514 of the Official Records of Fayette County, Texas.

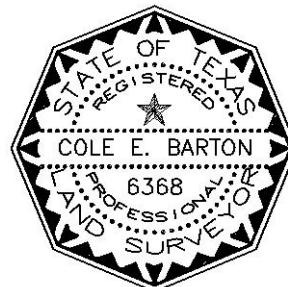
Being more fully described by metes and bounds as follows:

- BEGINNING:** at a 1/2" iron rod, ($Y = 13,815,593.15$, $X = 2,581,762.84$), found in the east right of way line of F.M. Highway 609 and at a the northwest corner of a 362.08 acre tract conveyed to the James H. and Agnes Fajkus Estate, for the southwest corner of this herein described tract;
- THENCE:** N 01°16'03" E -580.05 feet along the east right of way line of said F.M. Highway 609 and the west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the westerly southwest corner of a 23.40 acre tract (dually surveyed), for the northwest corner of this herein described tract;
- THENCE:** N 59°59'22" E -95.99 feet along the westerly south line of said 23.40 acre tract and the north line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set, for an angle corner of this herein described tract;
- THENCE:** N 87°48'54" E -660.85 feet continuing along the westerly south line of said 23.40 acre tract and the north line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at an interior corner of said 23.40 acre tract, for the northeast corner of this herein described tract;
- THENCE:** S 01°43'28" E -627.82 feet along the southerly west line of said 23.40 acre tract and the east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set in a north line of said 362.08 acre tract, and at the easterly southwest corner of said 23.40 acre tract, for the southeast corner of this herein described tract;
- THENCE:** S 88°06'35" W -775.63 feet along the north line of said 362.08 acre tract and the south line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 10.87 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "34.27 ACRE TRACT-DIVISION," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership

May 18, 2021
Job No. 2105007
AF


COLE E. BARTON
R.P.L.S. No. 6368



POINT OF BEGINNING
 FOUND 1" IRON ROD
 Y = 13,816,248.04
 X = 2,581,777.33

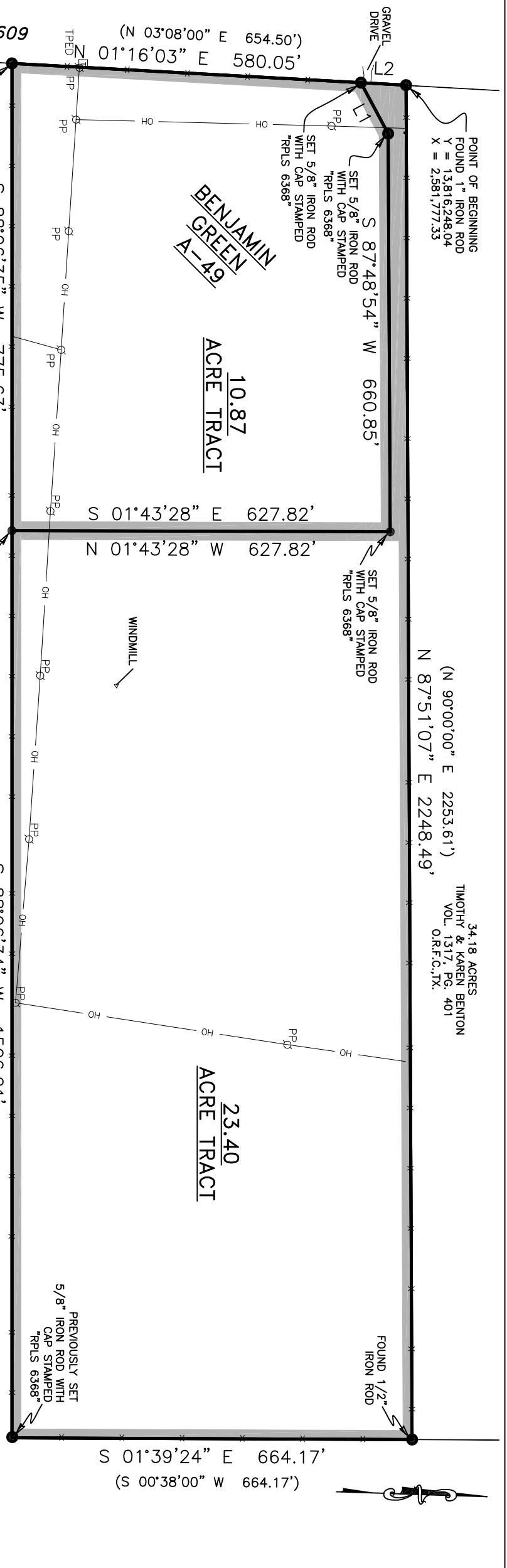
(N 90°00'00" E 2253.61')
 N 87°51'07" E 2248.49'

34.18 ACRES
 TIMOTHY & KAREN BENTON
 VOL. 1317, PG. 401
 O.R.F.C., TX.

BENJAMIN GREEN A-49

10.87 ACRE TRACT

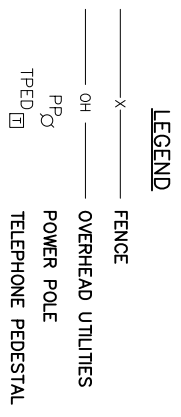
23.40 ACRE TRACT



POINT OF BEGINNING
 FOUND 1/2" IRON ROD
 Y = 13,815,593.15
 X = 2,581,762.84

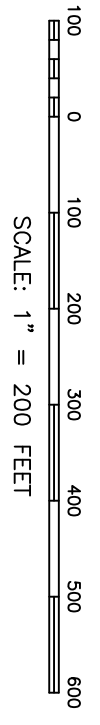
- V. 233, PG. 45 - BLANKET
- V. 278, PG. 136 - DOES NOT AFFECT
- V. 270, PG. 332 - DOES NOT AFFECT

LINE	BEARING	DISTANCE
L1	S 59°59'22" W	95.99'
L2	N 01°16'09" E	75.00'



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 5/6/21. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]
 COLE E. BARTON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 6368



JAMES H & AGNES FAJKUS ESTATE
 362.08 ACRES



2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284
 TEXAS LICENSED SURVEYING FIRM 10194009
 THE INTERSECTION OF QUALITY AND EFFICIENCY

34.27 ACRE TRACT - DIVISION
 34.27 ACRES OF LAND OUT OF THE BENJAMIN GREEN SURVEY ABSTRACT 49, FAYETTE COUNTY, TEXAS, ALSO BEING OUT OF A 34.27 ACRE TRACT CONVEYED FROM ROBERT C. AND ESTHER WILSON TO JONES FAMILY OFFICE, INC. BY WARRANTY DEED DATED JANUARY 4, 2021 AND RECORDED IN VOLUME 1974, PAGE 514 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

Completion Date:	5/18/21	File Name:	34.26AC
Scale:	1"=200'	Surveyed by:	LB
Drawn by:	AF	Checked by:	AF/CB



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-18-14

ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS



ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

FM 609

Flatonia

TX

78941

(Street Address and City)

NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property...
B. Subject to Section C below, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
C. Seller does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property...
D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the contact information of any existing mineral lessee known to Seller.

IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate licensees from giving legal advice. READ THIS FORM CAREFULLY.

Buyer

Authentisign Jones Family Office Seller Jones Family Office 8/11/2021 4:35:53 PM CDT

Buyer

Seller



The form of this addendum has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders.