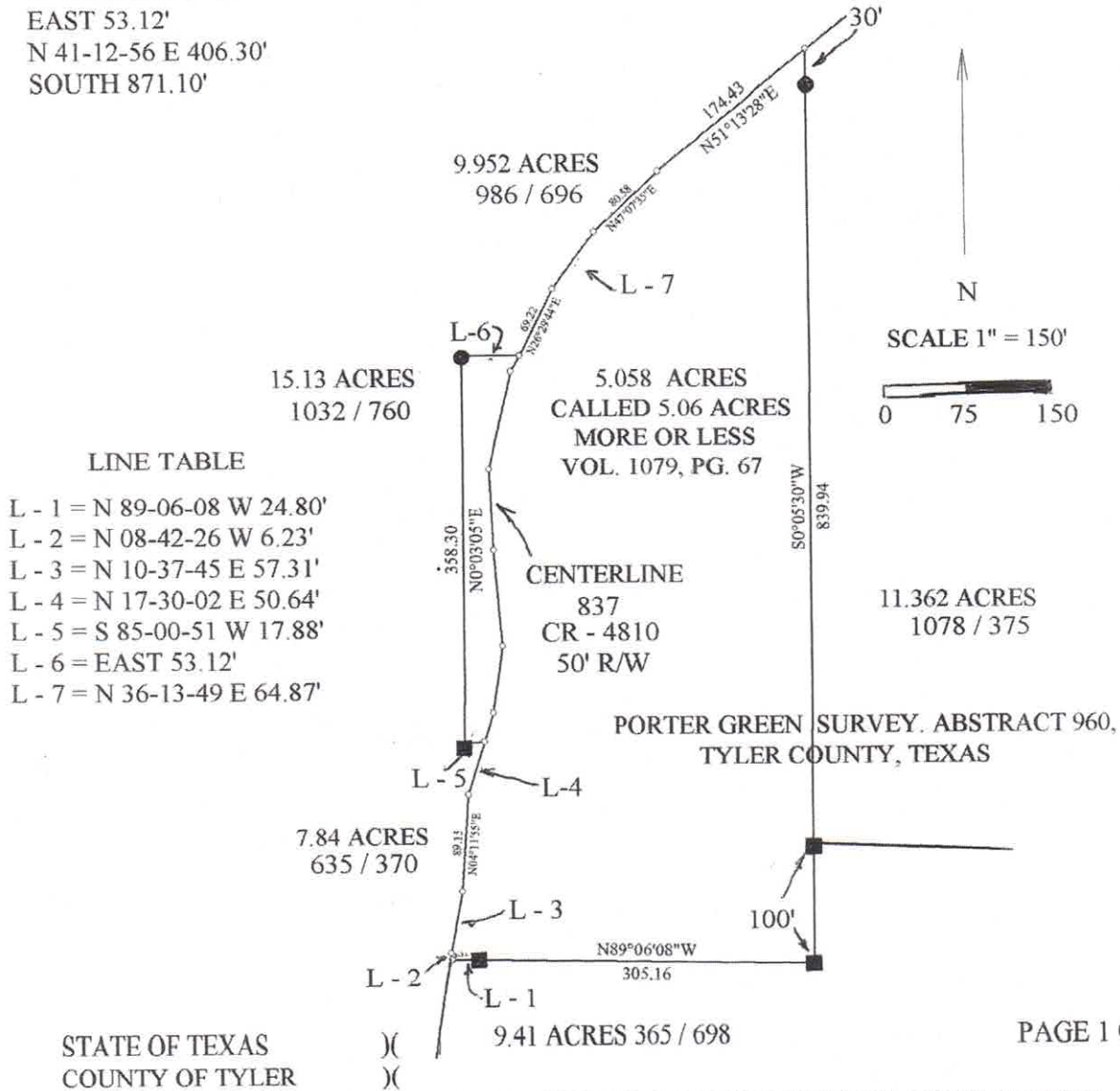


DEED CALLS

N 89-06-08 W 329.96'
 N 19-28-27 E 24.60'
 N 0-10-27 E 79.30'
 N 14-12-27 E 103.10'
 N 89-56-34 W 25.01'
 N 0-03-05 E 358.30'
 EAST 53.12'
 N 41-12-56 E 406.30'
 SOUTH 871.10'

NOTE:

- = 3" CONC. MONU FOUND
- = 1/2" IRON ROD SET WITH CAP ON TOP STAMPED "JH MEANS RPLS 4221"



I, JOHN H. MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4221 DO HEREBY CERTIFY THAT THIS IS AN ACCURATE PLAT SHOWING IMPROVEMENTS ON A 5.058 ACRE TRACT CALLED 5.06 ACRES MORE OR LESS AS SITUATED IN THE PORTER GREEN SURVEY, ABSTRACT NO. 960, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN A DEED FROM DEAN WALTERS TO JASON STEWART, RECORDED IN VOLUME 1079, PAGE 67, OFFICIAL PUBLIC RECORDS, TYLER COUNTY, TEXAS.

TO THE LEINHOLDERS OR THE OWNERS OF THE PREMISES SHOWN AND TO ANY TITLE GUARANTY COMPANY.

STATE OF TEXAS)
COUNTY OF TYLER)

FIELD NOTES DESCRIBING A 5.058 ACRE TRACT CALLED 5.06 ACRES MORE OR LESS AS SITUATED IN THE PORTER GREEN SURVEY, ABSTRACT NO. 960, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN A DEED FROM DEAN WALTERS TO JASON STEWART, RECORDED IN VOLUME 1079, PAGE 67, OFFICIAL PUBLIC RECORDS, TYLER COUNTY, TEXAS.

BEGINNING AT A 3" SQUARE CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 5.06 ACRE TRACT, SOUTHWEST CORNER OF A 11.362 ACRE TRACT, RECORDED IN VOLUME 1078, PAGE 375 OF SAID RECORDS AND SAME BEING AN "ELL" CORNER OF A 9.41 ACRE TRACT, RECORDED IN VOLUME 365, PAGE 698 OF SAID RECORDS.

THENCE N 89 DEG. 06 MIN. 08 SEC. W AT 305.16 FEET PASS A 3" SQUARE CONCRETE MONUMENT FOR REFERENCE CORNER AND CONTINUE A DISTANCE OF 24.80 FEET TO A POINT IN THE CENTERLINE OF COUNTY ROAD CR – 4810 FOR THE SOUTHWEST CORNER OF SAID 5.06 ACRE TRACT, NORTHWEST CORNER OF SAID 9.41 ACRE TRACT IN THE EAST LINE OF A 7.84 ACRE TRACT, RECORDED IN VOLUME 635, PAGE 370 OF SAID RECORDS. THIS LINE CALLED N 89 DEG. 06 MIN. 08 SEC. W 329.96 FEET IN SAID DEED OF RECORD.

THENCE IN A NORTHERLY DIRECTION WITH THE CENTERLINE OF SAID ROAD WITH THESE MEANDERS AS FOLLOWS:

1. N 08 DEG. 42 MIN. 26 SEC. W A DISTANCE OF 6.23 FEET TO ANGLE IN SAID ROAD,
2. N 10 DEG. 37 MIN. 45 SEC. E A DISTANCE OF 57.31 FEET TO ANGLE IN SAID ROAD,
3. N 04 DEG. 11 MIN. 55 SEC. E A DISTANCE OF 89.15' FEET TO ANGLE IN SAID ROAD
4. N 17 DEG. 30 MIN. 02 SEC. E A DISTANCE OF 50.64 FEET TO ANGLE IN SAID ROAD,

THENCE S 85 DEG. 00 MIN. 51 SEC. W A DISTANCE OF 17.88 FEET TO A 3" SQUARE CONCRETE MONUMENT FOUND AT THE MOST NORTHERN SOUTHWEST CORNER OF SAID 5.06 ACRE TRACT AND A SOUTHEAST CORNER OF A 15.13 ACRE TRACT, RECORDED IN VOLUME 1032, PAGE 760 OF SAID DEED RECORDS.

THENCE N 0 DEG. 03 MIN. 05 SEC. E WITH A WEST LINE OF SAID 5.06 ACRE TRACT AND A EAST LINE OF SAID 15.13 ACRE TRACT A DISTANCE OF 358.30 FEET TO A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED "JH MEANS RPLS 4221 AT THE MOST NORTHERN NORTHWEST CORNER OF SAID 5.06 ACRE TRACT, SOUTHWEST CORNER OF A 9.952 ACRE TRACT, RECORDED IN VOLUME 986, PAGE 696 OF SAID RECORDS. THIS LINE CALLED N 0 DEG. 03 MIN. 05 SEC. E 358.30 FEET IN SAID DEED OF RECORD.

THENCE EAST WITH THE DIVISION LINE BETWEEN SAID 5.06 ACRES AND 9.952 ACRES A DISTANCE OF 53.12 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD. THIS LINE CALLED EAST 53.12 FEET IN SAID DEED OF RECORD.

THENCE IN A NORTHERLY DIRECTION WITH THE CENTERLINE OF SAID ROAD WITH THESE MEANDERS AS FOLLOWS:

1. N 26 DEG. 29 MIN. 44 SEC E A DISTANCE OF 69.22 FEET TO ANGLE IN SAID ROAD,
2. N 36 DEG. 13MIN. 49 SEC E A DISTANCE OF 64.87 FEET TO ANGLE IN SAID ROAD,

THERE WERE NO VISIBLE ENCROACHMENTS, DISCREPANCIES, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN AT THE TIME OF THIS SURVEY.

THIS SURVEY WAS PERFORMED IN CONECTION WITH THE TRANSACTION BETWEEN JASON STEWART (SELLER) AND JORGE IRAN CAVAZOS AND MARIA ELIZABETH CAVAZOS, 837 CR – 4810, WARREN, TEXAS 77664 (BORROWERS) AND FIRST COMMUNITY CREDIT UNION (LENDER). GF NO. 18-0364

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

THIS TRACT HAS ACCESS TO AND FROM COUNTY ROAD CR – 4810 A DEDICATED ROADWAY.

BEARINGS ARE IN RELATION TO THE SOUTH LINE OF SAID CALLED 5.06 ACRE TRACT CALLED SOUTH IN SAID DEED OF RECORD.

SURVEYED JULY 2018, BY JOHN H. MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4221.

JOHN H. MEANS
P. O. BOX 368
SPURGER, TEXAS 77660
(409) 429-5097
(409) 429-3192 FAX
(409) 429-0597 CELL



JOHN H. MEANS, R.P.L.S. NO. 4221
FIRM REGISTRATION NO. 10022300



3. N 47 DEG.07 MIN.35 SEC. E A DISTANCE OF 80.58 FEET TO ANGLE IN SAID ROAD,
4. N 51 DEG. 13 MIN. 28 SEC. E A DISTANCE OF 174.43 FEET TO ANGLE IN SAID ROAD AT THE NORTH CORNER OF SAID 5.06 ACRE TRACT AND NORTHWEST CORNER OF SAID 11.362 ACRE TRACT FROM WHICH WE SET A 1/2" IRON ROD WITH CAP ON TOP STAMPED "JH MEANS RPLS 4221" FOR REFERENCE CORNER BEARS S 0 DEG. 05 MIN. 30 SEC. W 30.00 FEET .

THENCE S 0 DEG. 05 MIN. 30 SEC. W AT 739.96 FEET PASS A 3" SQUARE CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID 11.362 ACRE TRACT AND NORTHWEST CORNER OF SAID 9.41 ACRE TRACT AND CONTINUE A TOTAL DISTANCE IN ALL. OF 839.94 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.058 ACRES OF LAND.

THIS LINE CALLED SOUTH 871.10 FEET IN SAID DEED OF RECORD.

THIS TRACT HAS ACCESS TO AND FROM COUNTY ROAD CR – 4810 A DEDICATED ROADWAY.

BEARINGS ARE IN RELATION TO THE SOUTH LINE OF SAID 5.06 ACRE TRACT CALLED N 89 DEG. 06 MIN. 08 SEC. W IN SAID DEED OF RECORD. THIS FIELD NOTE DESCRIPTION IS BEING SUBMITTED WITH A PLAT BASED ON THIS SURVEY.

SURVEYED JULY 31, 2018, BY JOHN H. MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4221.

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

Date: August 13, 2021

GF No. _____

Name of Affiant(s): Jorge Iran Cavazos, Elizabeth Maria Cavazos

Address of Affiant: 15102 Armadillo Lookout Trl, Cypress, TX 77433-7264

Description of Property: Loblolly Farm (A616, A63, A960) Lot 8, Acres 5.06

County Tyler, 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 _____ 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, replatings, 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): Temporary Shed with temporary toilet + shower, Residential Water Well with temporary wiring, trench for permanent wiring dug-out. Temporary note behind shed dug.

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.

Jorge Iran Cavazos

Elizabeth Maria Cavazos

SWORN AND SUBSCRIBED this 17th day of August, 2021

Notary Public _____
(TXR-1907) 02-01-2010

