

cm = control monument
 pp = power (utility) pole
 OHE = overhead electric line
 p = porch
 b = building
 cp = carport
 cd = concrete driveway
 wm = water meter
 c = concrete

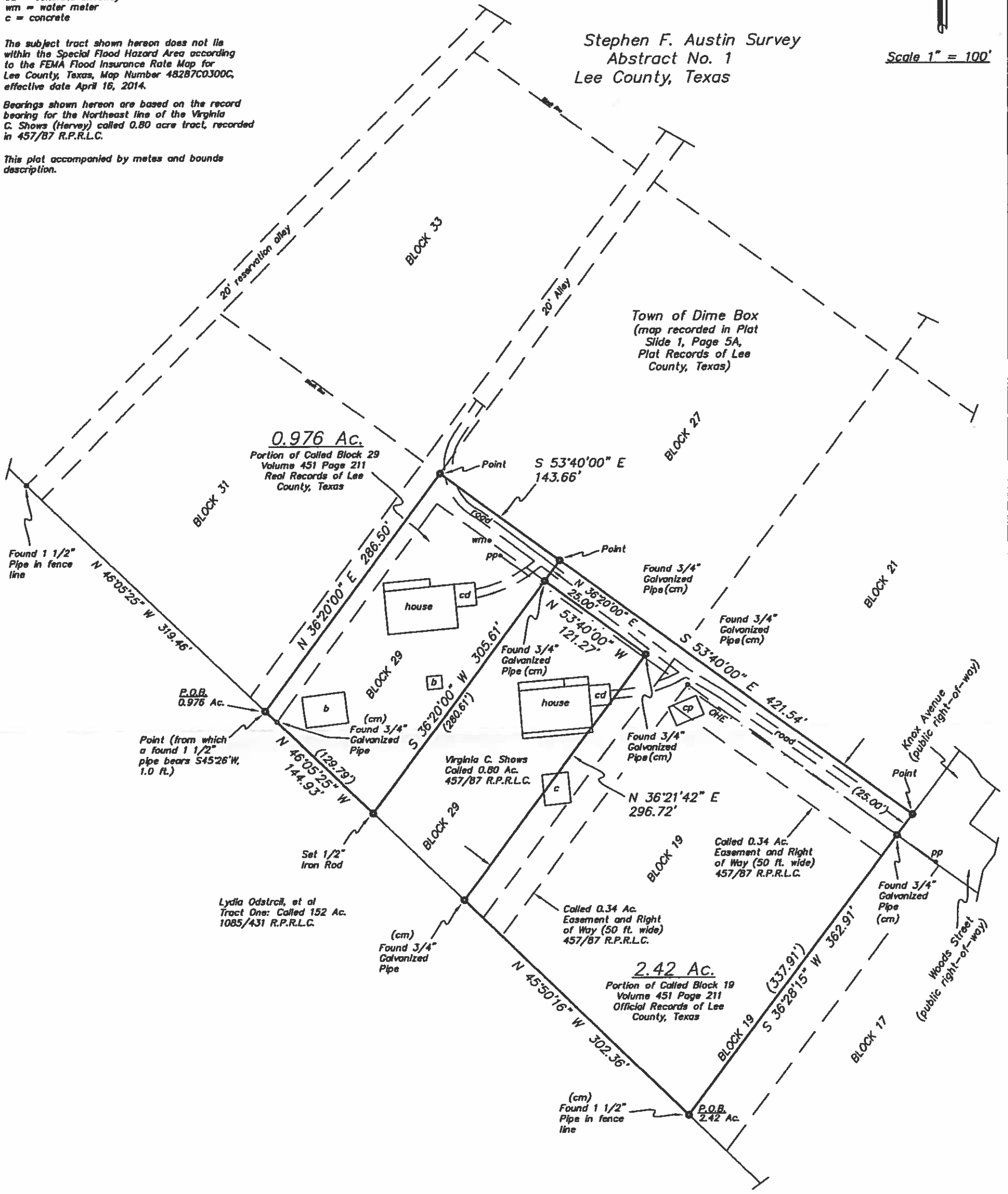
The subject tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Lee County, Texas, Map Number 48287C0300C, effective date April 16, 2014.

Bearings shown hereon are based on the record bearing for the Northeast line of the Virginia C. Shows (Harvey) called 0.80 acre tract, recorded in 457/87 R.P.R.L.C.

This plat accompanied by metes and bounds description.

Stephen F. Austin Survey
 Abstract No. 1
 Lee County, Texas

Scale 1" = 100'



I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon represents the results of an on the ground survey performed by me on February 23, 2017, and all corners are as shown. There are no conflicts or protrusions apparent on the ground except as shown. This survey was made without the benefit of a current title report which may indicate easements or other encumbrances of record not apparent on the ground.

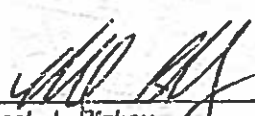
Estate of Arlene W. Cottrell, et al

Blakey Land Surveying

RPLS 4052  RPLS 5935

4650 Wilhelm Lane
 Burton, Texas 77835

(979) 288-3800


 Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.O.#2017-2506

Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

ESTATE OF ALENE W. COTTRELL, ET AL
0.976 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 0.976 acres, situated in Lee County, Texas, being out of the Stephen F. Austin Survey, Abstract No. 1, and being a portion of Block 29 in the Town of Dime Box (map recorded in Plat Slide 1, Page 5A, Plat Records of Lee County, Texas), described in that deed dated March 27, 1984, from Mary Kubena to James L. Cottrell, et ux, recorded in Volume 451, Page 211, Real Property Records of Lee County, Texas, and being a portion of Block 29 in the Town of Dime Box as described in that deed dated March 13, 1959, from J.E. Kubena, et ux to Mary Kubena, recorded in Volume 129, Page 135 of the Deed Records of Lee County, Texas, said 0.976 acre tract being more particularly described as follows:

BEGINNING at a point, lying in the Northeast line of the Lydia Odstrcil, et al called 152 acre tract (Tract One, Volume 1085, Page 431, Real Property Records of Lee County, Texas), marking the West corner of said Block 29, a South corner of a 20 ft. alley, and marking the West corner of the herein described tract (a found 1 ½ inch pipe bears S 45deg 26min W, 1.0 ft. from this point for reference);

THENCE with the Northwest line of the herein described tract, N 36deg 20min 00sec E, 286.50 ft., to a point, marking the North corner of the herein described tract;

THENCE with the Northeast line of the herein described tract, S 53deg 40min 00sec E, 143.66 ft., to a point, marking the North corner of a 2.42 acre tract (surveyed this date), and the East corner of the herein described tract;

THENCE with the Southeast line of the herein described tract, S 36deg 20min 00sec W, a 25.00 ft. passing a found ¾ inch galvanized pipe, marking the North corner of the Virginia C. Shows called 0.80 acre tract (Volume 457, Page 87, Real Property Records of Lee County, Texas), and CONTINUING now along the Northwest line of said Shows tract, for a TOTAL DISTANCE of 305.61 ft., to a set ½ inch iron rod, lying in the Northeast line of the aforementioned Odstrcil tract, also lying in the Southwest line of Block 29, marking the West corner of said Shows tract, and the South corner of the herein described tract;

THENCE along a portion of the Northeast line of said Odstrcil tract, with the Southwest line of the herein described tract, N 46deg 05min 25sec W, 144.93 ft., to the **PLACE OF BEGINNING** and containing 0.976 acres of land.

February 23, 2017
W.O.#2017-2506



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.

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

Date: 9/8/21

GF No. _____

Name of Affiant(s): LINDA Oughton

Address of Affiant: 1043 PR 8045 Dime Box, TX 77853

Description of Property: 0.976 Acres, Portion of Block 29, Town of Dime Box, Stephen F. Austin Survey, A-01
County Lee, 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 Feb 23, 2017 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): open barn extension south side of barn; covered open porch on back of house.

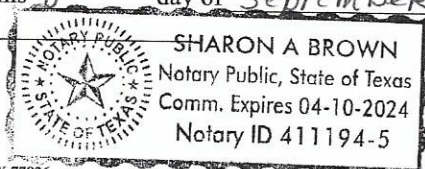
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Linda Oughton

SWORN AND SUBSCRIBED this 8TH day of September, 2021

Sharon Brown
Notary Public



(TXR-1907) 02-01-2010