

LYLE SURVEYING & MAPPING
408 W. 40th
WOODVILLE, TEXAS 75775
(409) 283-8827 OFFICE

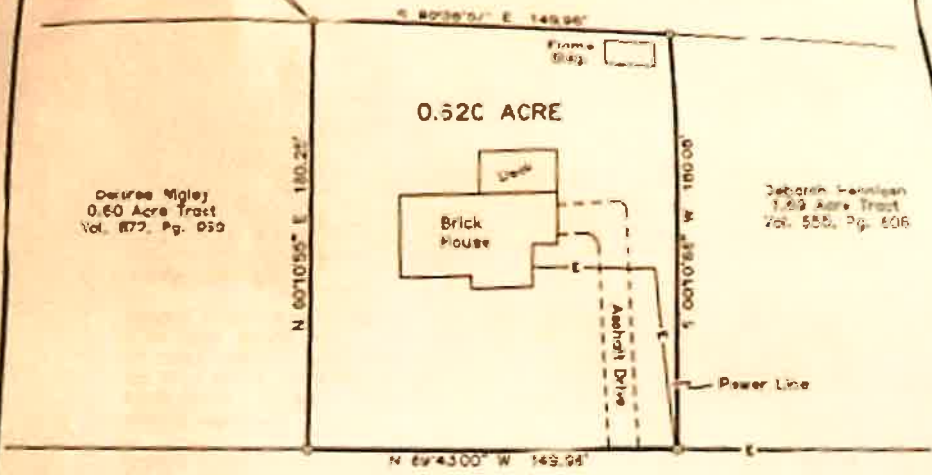
JOHN NOWLIN SURVEY, A-487



SCALE 1" = 50'

J.D. Taylor
38.90 Acre Tract
Vol. 911, Pg. 358

Set 1/2" Iron Rod



Debrae Sigley
0.60 Acre Tract
Vol. 877, Pg. 059

Deborah Hennigan
1.69 Acre Tract
Vol. 555, Pg. 606

COUNTY ROAD 4265

NOTE: ALL BEARINGS SHOWN IN GREEN ARE BASED ON AND/OR ROTATED TO THE SOUTH LINE OF THE DEBORAH HENNIGAN 1.69 ACRE TRACT. (3 00'-3'00\"/>

PURCHASERS: MICHAEL C. COOLEY
CHRISTINA A. COOLEY

ADDRESS: 247 COUNTY ROAD 4265
WOODVILLE, TEXAS 75799

NOTE: SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE ACCORDING TO THE H.A.Z.D. FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NO. 481034 0008 B

NOTE: FOUND 5/8\"/>

SURVEY PLAT SHOWING

A 0.620 ACRE TRACT OF LAND AS SITUATED IN THE JOHN NOWLIN SURVEY, A-487, TYLER COUNTY, TEXAS AND BEING A RESURVEY OF THAT SAME 0.60 ACRE TRACT AS CONVEYED TO RONALD WAYNE MILAM BY DEED RECORDED IN VOLUME 883, PAGE 566 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY.

I, LYLE RANEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THIS SURVEY, OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED JUNE 24, 2011

Lyle Raney
LYLE RANEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800



AREA SURVEYING & MAPPING
418 N. FINE
WOODVILLE, TEXAS 75979
(409) 283-819

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 0.620 ACRE TRACT OF LAND AS SITUATED IN THE JOHN NOWLIN SURVEY, A-487, TYLER COUNTY, TEXAS AND BEING A RESURVIVY OF THAT SAME CALLED 0.60 ACRE TRACT CONVEYED TO RONALD WAYNE MILAM BY DEED RECORDED IN VOLUME 863, PAGE 566 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 0.620 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 4265 FOR THE SOUTHEAST CORNER OF THE MILAM 0.60 ACRE AND OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE DEBORAH HENNIGAN 1.69 ACRE TRACT RECORDED IN VOLUME 555, PAGE 605 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 89°43'00"W 149.96 FT., WITH THE NORTH RIGHT OF WAY OF COUNTY ROAD 4265 AND THE SOUTH LINE OF THE MILAM 0.60 ACRE TRACT, TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAME AND TO THIS TRACT AND THE SOUTHEAST CORNER OF THE DELCRES WISLEY 0.60 ACRE TRACT RECORDED IN VOLUME 872, PAGE 969 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 00°10'55"E 180.25 FT., WITH THE EAST LINE OF THE WIGLEY 0.60 ACRE TRACT, TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAME AND THE NORTHWEST CORNER OF THE MILAM 0.60 ACRE TRACT AND OF THIS TRACT LOCATED ON THE SOUTH LINE OF THE J. D. TAYLOR 10.90 ACRE TRACT RECORDED IN VOLUME 911, PAGE 958 OF THE OFFICIAL PUBLIC RECORDS;

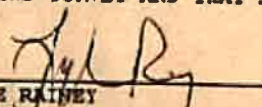
THENCE S 39°38'57"E 149.96 FT., WITH THE SOUTH LINE OF THE TAYLOR 10.90 ACRES AND THE NORTH LINE OF THE MILAM 0.60 ACRE TRACT, TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAME AND OF THIS TRACT AND THE NORTHWEST CORNER OF THE PREVIOUSLY MENTIONED HENNIGAN 1.69 ACRE TRACT;

THENCE S 00°10'55"W 180.03 FT., WITH THE WEST LINE OF THE HENNIGAN 1.69 ACRES AND THE EAST LINE OF THE MILAM 0.60 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.620 OF AN ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON AND/OR ROTATED TO THE SOUTH LINE OF THE DEBORAH HENNIGAN 1.69 ACRE TRACT.
(S 89°43'00" E)

SURVEYED JUNE 20, 2011

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THE FIELDNOTE DESCRIPTION OF THE ABOVE DESCRIBED TRACT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.


LYLE RAINEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800



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

Date: 11/12/2021 GF No. _____
Name of Affiant(s): Chad Cooley and Christy Cooley
Address of Affiant: 247 County Road 4265, Woodville, TX 75979
Description of Property: 247 County Road 4265, Woodville, TX 75979
County Tyler County, Texas

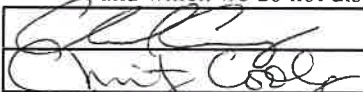
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

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 11/12/2021 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): 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.



Christy Cooley

SWORN AND SUBSCRIBED this 11th day of November, 2021.



Diana Rasberry

Notary Public
(TXR 1907) 02-01-2010

