

METES & BOUNDS DESCRIPTION
ISAIAH KIRBY SURVEY, A-187
SAN JACINTO COUNTY, TEXAS
3.117 ACRES
Leslie D. Gay

ALL THAT CERTAIN 3.117 ACRES OF LAND SITUATED IN THE ISAIAH KIRBY SURVEY, A-187, SAN JACINTO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 10.288 ACRES DESCRIBED AS TRACT TWO IN A DEED FROM LEWIS C. HOLDER TO WALTER B. KELLUM AND WIFE, EDITH F. KELLUM, DATED FEBRUARY 18, 2000 AND RECORDED IN CLERK'S FILE No. 00-953, PAGE 3231 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete highway right-of-way monument found for the southeast corner of the herein described tract on the west right-of-way of F. M. Highway 980, same being on the east line of said 10.288 acres at a point N 13° 55' W 498.18 feet from a ½ inch iron rod found at the southeast corner of same, and being the northeast corner of another 3.117 acre tract surveyed this date for Leslie D. Gay;

THENCE S 70° 06' W 310.49 feet, on a line within said 10.288 acres, to a ½ inch iron rod set for the southwest corner of the herein described tract, same being the northwest corner of said Gay 3.117 acres;

THENCE N 13° 55' W, on a line severing said 10.288 acres, at 244.57 feet pass a ½ inch iron rod set for reference, in all 274.57 feet to a point for the northwest corner of the herein described tract in the centerline of Old Staley Road, same being on the southeast line of the Walter B. Kellum 29.712 acres described as Tract One in Clerk's File No. 00-953 of said official public records;

THENCE with the centerline of said Old Staley Road and 29.712 acre southeast line as follows:

- | | | | |
|----------------|------------|----------------|------------|
| 1. N 27° 01' E | 17.44 feet | 2. N 17° 03' E | 69.15 feet |
| 3. N 09° 32' E | 83.64 feet | 4. N 12° 32' E | 56.02 feet |
| 5. N 21° 12' E | 27.32 feet | 6. N 26° 36' E | 46.89 feet |
| 7. N 38° 52' E | 38.36 feet | 8. N 50° 23' E | 34.18 feet |
| 9. N 63° 32' E | 40.97 feet | | |

to a point for the northeast corner of the herein described tract and of said 10.288 acres on the west right-of-way of said F. M. Highway 980, same the upper southeast corner of said 29.712 acres, and being located N 25° 05' 08" W 30.00 feet from a ½ inch iron rod set for reference;

THENCE SOUTHEASTERLY 550.23 feet, with said west right-of-way and 10.288 acre east line, in a curve to the right having a central angle of 11° 14' 24", a radius of 2804.79 feet and a long chord bearing S 19° 46' 19" E 549.35 feet to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 3.117 ACRES OF LAND.**

The bearings recited herein are based on deed call. All corners referred to as "½ inch iron rod set" have a cap stamped "Firm #10128800". This description was prepared from an actual survey made on the ground under my supervision during June of 2021.

LIVINGSTON SURVEYING & MAPPING CORPORATION
LIVINGSTON, TEXAS


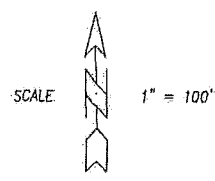
By: 
GERALD L. WRIGHT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5334
FIRM REGISTRATION NO. 10128800



EXHIBIT "A"
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BEARINGS ARE BASED ON DEED CALL.
 CM DENOTES CONTROLLING MONUMENT.
 POB DENOTES PLACE OF BEGINNING.
 -O- DENOTES POINT IN CENTERLINE OF
 OLD STALEY ROAD.

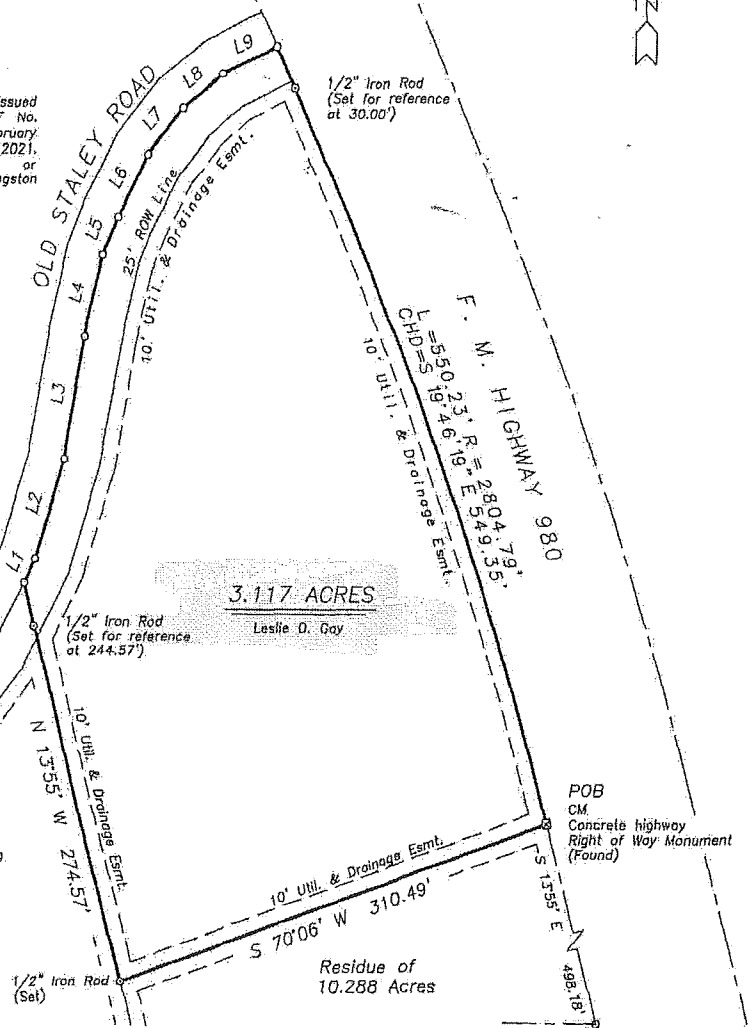


NOTE:
 Reference Commitment for Title Insurance issued by Title Resources Guaranty Company, GF No. 2021020240, having an effective date of February 03, 2021 and an issue date of March 01, 2021. No further research for easements or encumbrances was performed by Livingston Surveying & Mapping.

LINE	BEARING	DISTANCE
L1	N 27°01' E	17.44'
L2	N 17°03' E	69.15'
L3	N 09°32' E	83.64'
L4	N 12°32' E	56.02'
L5	N 21°12' E	27.32'
L6	N 26°36' E	46.89'
L7	N 38°52' E	38.36'
L8	N 50°23' E	34.18'
L9	N 63°32' E	40.97'

Walter B. Kellum
 Tract One
 29.712 Acres
 CFN 00-9530
 O.P.R.

Walter B. Kellum.
 Residue of
 10.288 Acres
 Tract Two
 GFN 00-9530
 O.P.R.



SURVEY PLAT SHOWING

3.117 ACRES OF LAND SITUATED IN THE ISAIAH KIRBY SURVEY, A-187, SAN JACINTO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 10.288 ACRES DESCRIBED AS TRACT TWO IN A DEED FROM LEWIS C. HOLDER TO WALTER B. KELLUM AND WIFE, EDITH F. KELLUM, DATED FEBRUARY 18, 2000 AND RECORDED IN CLERK'S FILE No. 00-953, PAGE 3231 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.

TO THE LIEN HOLDER AND/OR THE OWNER OF THE PREMISES SHOWN, AND TO ANY TITLE GUARANTY COMPANY:
 I, GERALD L. WRIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5334, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN 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 2021

BY: *Gerald L. Wright*
 GERALD L. WRIGHT, R.P.L.S. No. 5334, TEXAS
 FIRM REGISTRATION No. 10128800



EXHIBIT "A"
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COPYRIGHT 2021 LIVINGSTON SURVEYING & MAPPING CORPORATION. THIS SURVEY BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND IT IS NOT TO BE REPRODUCED, ALTERED OR REUSED FOR ANY SUBSEQUENT TRANSACTION.

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

Date: 3-24-2022 GF No. _____

Name of Affiant(s): Leslie Gay

Address of Affiant: TBD FM 980 / Old Staley Rd

Description of Property: A187 Isiah Kerby, Tract 2.6, Acres 3.117

County San Jacinto, 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 TX, 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 June 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

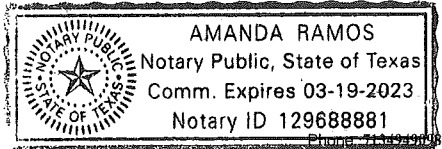
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Leslie Gay
Leslie Gay

SWORN AND SUBSCRIBED this 24th day of March, 2022

Amanda Ramos
Notary Public



(TXR-1907) 02-01-2010