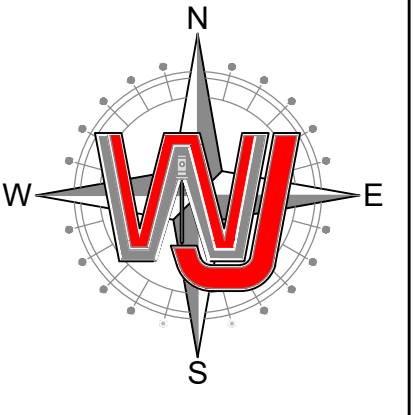
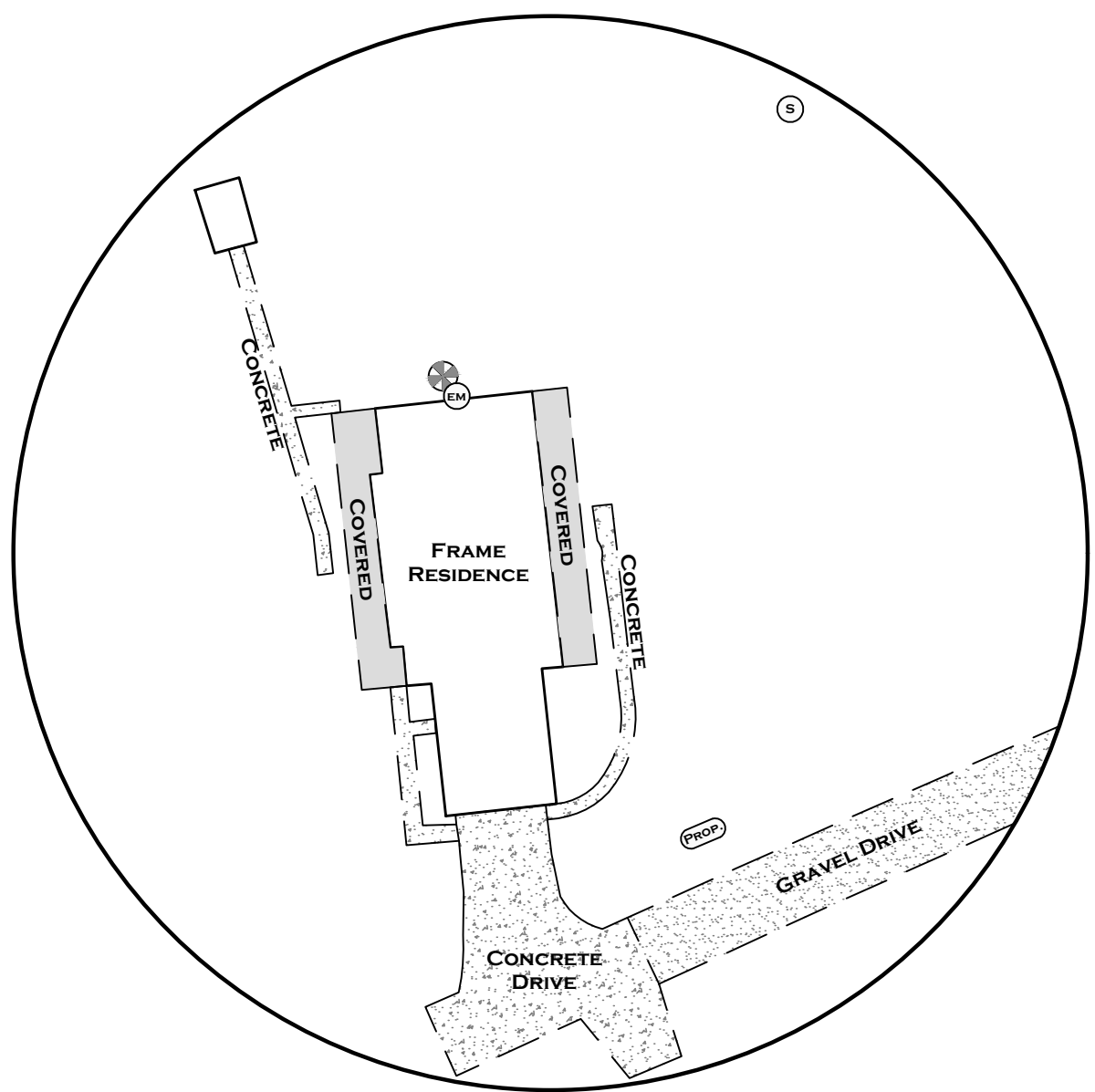


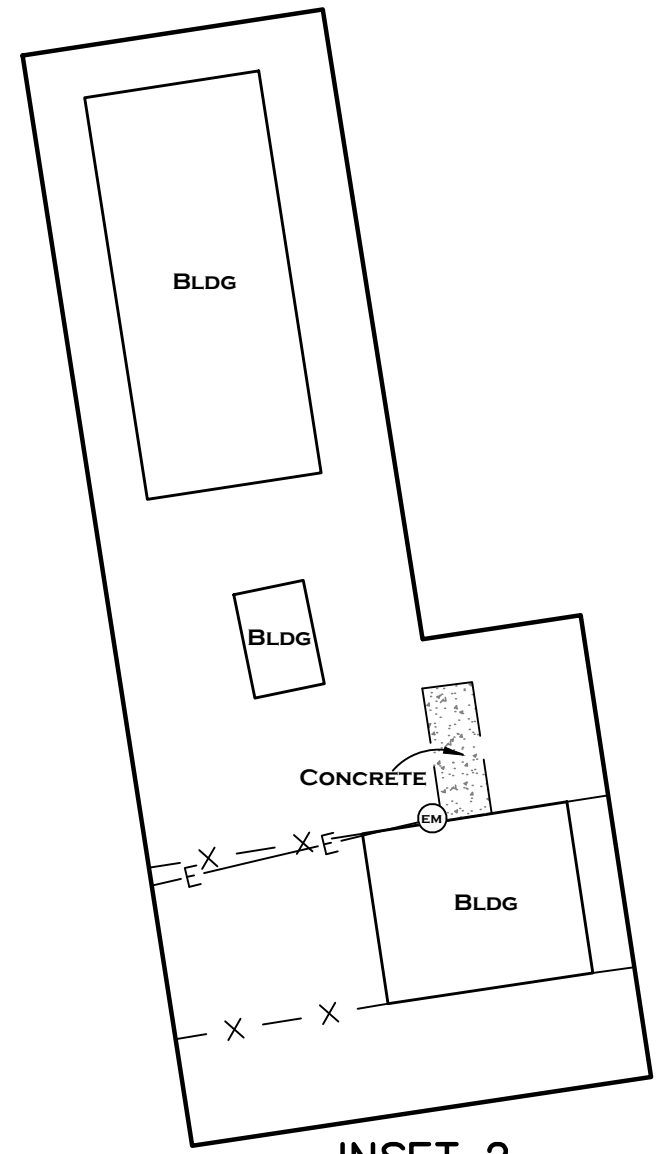
SURVEYED: 197.068 ACRES - DOVERIDGE STREET - PALESTINE, TEXAS



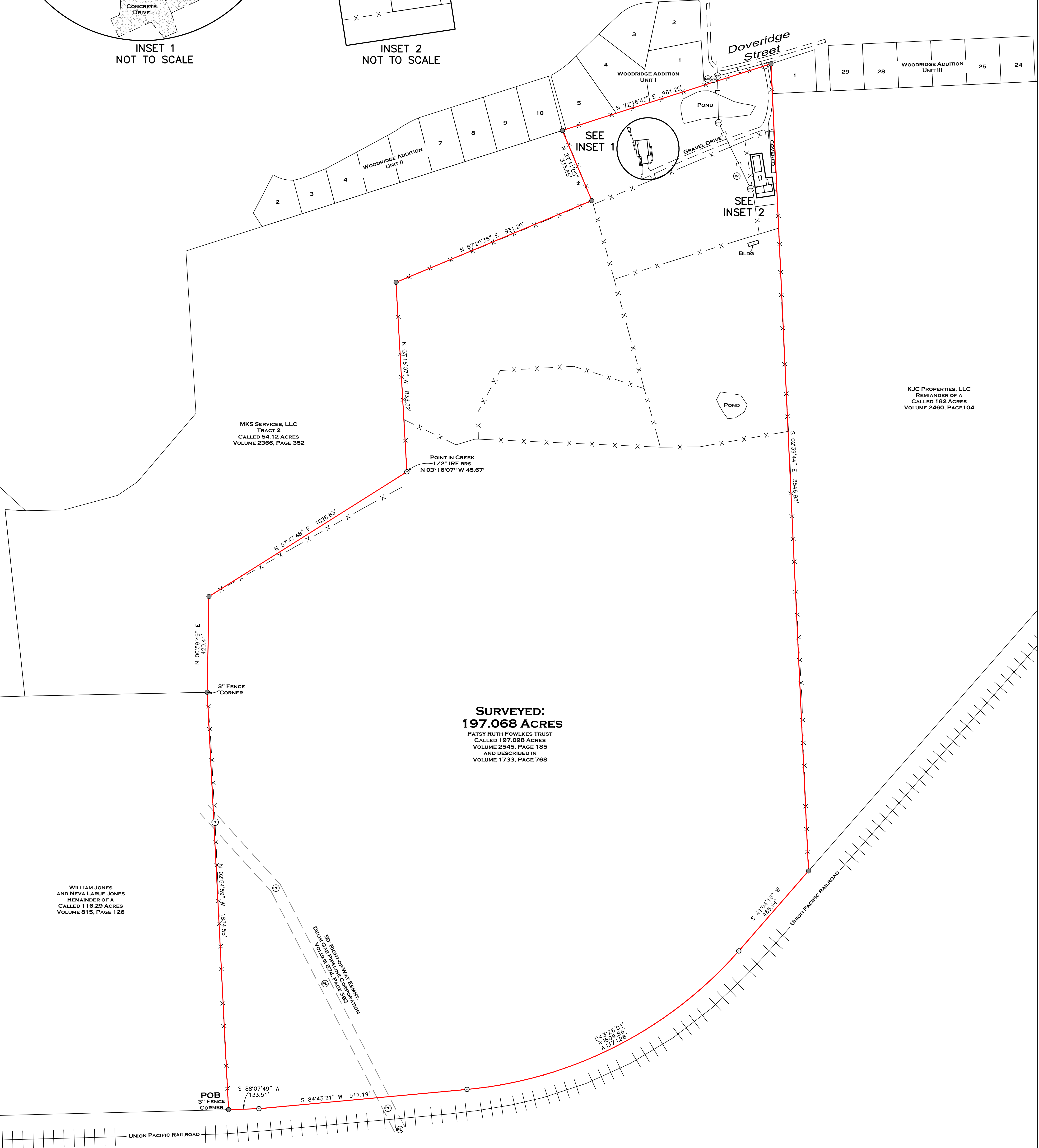
ANDERSON COUNTY, TX



**INSET 1
NOT TO SCALE**



**INSET 2
NOT TO SCALE**



**SURVEYED:
197.068 ACRES**
PATSY RUTH FOWLKES TRUST
CALLED 197.098 ACRES
VOLUME 2545, PAGE 185
AND DESCRIBED IN
VOLUME 1733, PAGE 768

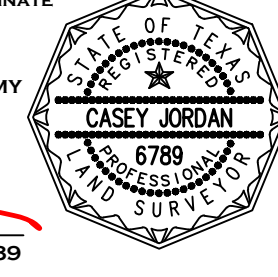
ATTORNEY'S TITLE ANDERSON COUNTY
GF No. 22-294 AND
SCHEDULE B ITEMS:

ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.
NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ANY
ROADWAY, (SHOWN)
NO ENCROACHMENTS WERE FOUND TO ADVERSELY AFFECT THIS
PROPERTY.
DOES AFFECT: 837/230 (BLANKET), 874/593

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, TEXAS CENTRAL ZONE 4203, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT
REPRESENTS AN ON-THE-GROUND SURVEY MADE UNDER MY
DIRECT SUPERVISION ON SEPTEMBER 6TH, 2022.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789



WALKER, WARREN, & JORDAN
SURVEYING & MAPPING
10819 US Hwy 69 N
TYLER, TX 75706
903-534-9000
TBPELS FIRM NO. 10025300

MANAGER: CDB CREW CHIEF: JB
ADDRESS: 110 DOVERIDGE STREET
CITY/COUNTY: PALESTINE, ANDERSON, CO.
SURVEY/ABSTRACT NO.: A-20
SUBDIVISION: N/A
LOT/BLOCK NO.: N/A
CLIENT: BRENDA TOWNLEY

PREPARED BY: C.D.B. ON SEPT. 8TH, 2022
Job No. 22-1336
200 0 200
SCALE: 1" = 200'

- = COTTON SPINDLE FOUND/SET
- = 1/2" IRON ROD FOUND/SET
- X — X — X — X — X = FENCE
- — — — — = OVERHEAD ELECTRIC LINE
- ⊙ = WATER METER
- ⊕ = POWER POLE
- ⊗ = PIPELINE MARKER
- ⊘ = WATER VALVE
- ⊕ = MANHOLE
- ⊙ = GAS METER
- ⊕ = ELECTRIC METER
- ⊙ = TELE. PEDESTAL
- ⊕ = WATER WELL
- ⊙ = SEPTIC LID/EQUIPMENT
- ⊕ = PROpane TANK
- ⊙ = AIR CONDITIONER
- ⊕ = POINT FOR CORNER

E. EWING SURVEY, A-20

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

Date: 11/3/22 GF No. _____

Name of Affiant(s): Patsy Fowlkes Trust

Address of Affiant: 110 Dove Ridge St. Palestine TX 75801-2183

Description of Property: A0020 Ewing, Edley Block 1186 tract 5
County Anderson, 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 Sept 8th 2022 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 to our knowledge

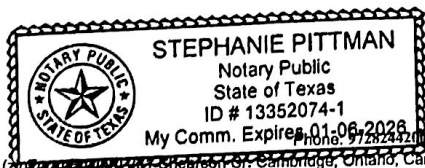
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Lone Moore
Richard Fowlkes

SWORN AND SUBSCRIBED this 3rd day of November, 2022

Stephanie Pittman
Notary Public



(TXR-1907) 02-01-2010