

5.000 ACRE TRACT

Being a 5.000 acre tract of land, more or less, in the S.P. Bankston League, Abstract Number 3 in Hardin County, Texas within Block 96 of the Southwestern Settlement and Development Company Farm Subdivision Number 1 and out of a called 9.982 acre tract of land conveyed by Virgil E. Rasa and wife, Connie Rasa, AKA Connie Greer, to Buford E. Curtis II and wife, Mary E. Curtis by deed dated January 31, 1997 and recorded in Volume 1099, Page 145 of the Official Public Records of Hardin County, Texas. Said 5.000 acre tract being described as follows, to wit:

BEGINNING at a ½ inch iron rod FOUND on the south right of way line of Hicks Dairy Road marking the northeast corner of the remainder of a called 19.5 acre tract conveyed to Waylon Buckner and wife, Margaret Buckner by deed recorded in Volume 371, Page 644 of the Deed Records of Hardin County, Texas, the northwest corner of said called 9.982 acre tract and the northwest corner of the herein described property;

THENCE South 89° 23' 12" East along the south right of way line of said Hicks Dairy Road, the north line of said called 9.982 acre tract and the north line of the herein described property a distance of 473.17 feet to a ½ inch iron rod with cap stamped "SESCO" SET on the south right of way line of said Hicks Dairy Road marking the northwest corner of a called 13.162 acre tract conveyed to Buford E. Curtis II and wife, Mary E. Curtis by deed recorded in Volume 1325, Page 611 of the Official Public Records of Hardin County, Texas, the northeast corner of said called 9.982 acre tract and the northeast corner of the herein described property;

THENCE South 00° 52' 08" East, leaving the south right of way line of said Hicks Dairy Road, along the west line of said called 13.162 acre tract, the east line of said called 9.982 acre tract and the most easterly east line of the herein described property a distance of 428.22 feet to a ½ inch iron rod with cap stamped "SESCO" SET on the west line of said called 13.162 acre tract, the east line of said called 9.982 acre tract marking the most northerly southeast corner of the herein described property;

THENCE North 89° 00' 24 " West, over and through said called 9.982 acre tract, of which this was a part, along the most northerly north line of the remainder of said called 9.982 acre tract and the most northerly south line of the herein described property a distance of 261.64 feet to a ½ inch iron rod with cap stamped "SESCO" SET marking the most northerly northwest corner of the remainder of said called 9.982 acre tract and an interior corner in the south lines of the herein described property;

THENCE South 02° 17' 01" West, over and through said called 9.982 acre tract, of which this was a part, along the most easterly west of the remainder of said called 9.982 acre tract and the most westerly east line of the herein described property a distance of 67.46 feet to a ½ inch iron rod with cap stamped "SESCO" SET marking an interior corner in the north lines of the remainder of said called 9.982 acre tract and the most westerly east line of the herein described property;

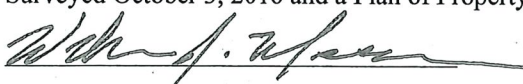
THENCE North 89° 39' 01" West, over and through said called 9.982 acre tract, of which this was a part, along the most southerly north line of the remainder of said called 9.982 acre tract and the most southerly south line of the herein described property a distance of 214.25 feet to a ½ inch iron rod with cap stamped "SESCO" SET on the east property line of a called 6.552 acre tract conveyed to Buford E. Curtis II and wife, Mary E. Curtis by deed recorded in Volume 1566, Page 436 of the Official Public Records of Hardin County, Texas and the west line of said called 9.982 acre tract marking the most southerly northwest corner of the remainder of said called 9.982 acre tract and the southwest corner of the herein described property;

THENCE North 00° 07' 40" West (west line for said called 9.982 acre tract calls South 00° 07' 40" East – Basis of Bearings) along the east line of said called 6.552 acre tract, the east line of the remainder of said called 19.5 acre tract, the west line of said called 9.982 acre tract and the west line of the herein described property a distance of 494.80 feet to the place of BEGINNING.

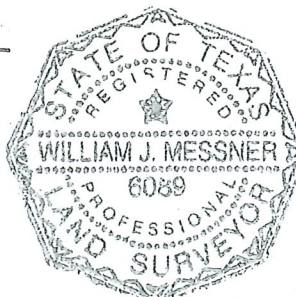
Said tract of land herein described contains 5.000 acres of land , more or less.

The bearings stated herein are based on the bearing of South 00° 07' 40" East for the west line of said called 9.982 acre tract as called for in the deed for same herein referenced.

Surveyed October 3, 2016 and a Plan of Property, with improvements, is herein made a part thereof.



William J. Messner
R.P.L.S. No. 6089
October 6, 2016





HICKS DAIRY ROAD
S 89°23'12" E 473.17'

BLOCK 96
S.W.S & D. CO.
FARM SUBDIVISION No.1
IN
S.P. BANKSTON LEAGUE
ABSTRACT NUMBER 3
HARDIN COUNTY, TEXAS

5.000 ACRES

REMAINDER
WAYLON BUCKNER AND WIFE,
MARGARET BUCKNER
19.5 AC.TR.
371/644

BUFORD E. CURTIS, II AND WIFE,
MARY E. CURTIS
13.162 AC.TR.
1325/611

BUFORD E. CURTIS, II AND WIFE,
MARY E. CURTIS
6.552 AC.TR.
1566/436

PURCHASER:
RHONDA D. SELFRIDGE
PROPERTY ADDRESS:
7676 HICKS DAIRY ROAD
SILSBEE, TEXAS 77656
HOOKS ABSTRACT AND TITLE GF# 59381

N 00°07'40" W
BASIS OF BEARING

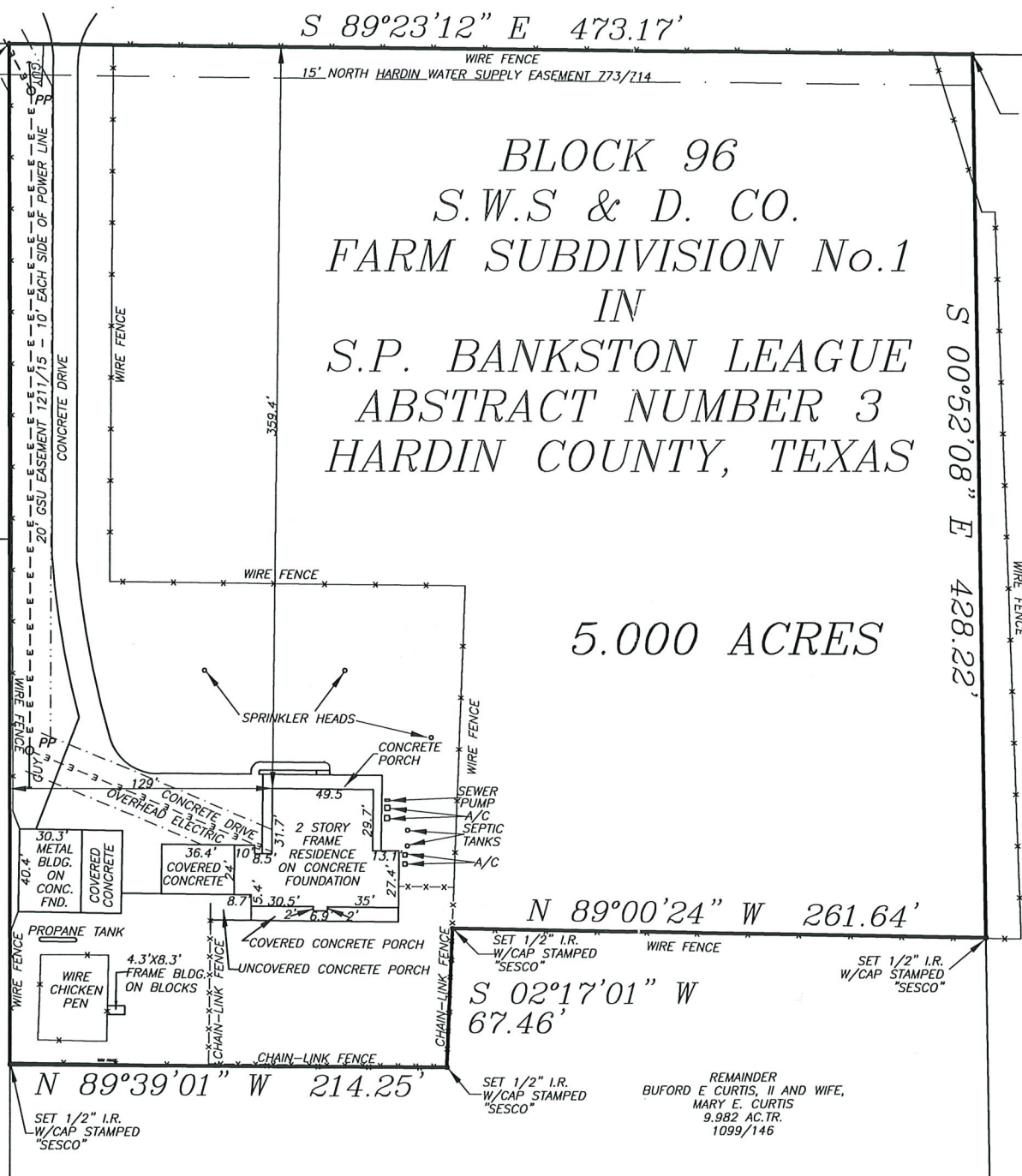
494.80'

S 00°52'08" E 428.22'

N 89°00'24" W 261.64'

S 02°17'01" W 67.46'

N 89°39'01" W 214.25'



SURVEYORS CERTIFICATE

A PLAT OF A 5.000 ACRE TRACT OF LAND MORE OR LESS, IN BLOCK 96 OF THE SOUTHWESTERN SETTLEMENT AND DEVELOPMENT COMPANY FARM SUBDIVISION NUMBER 1 IN THE S.P. BANKSTON LEAGUE, ABSTRACT 3 IN HARDIN COUNTY, TEXAS AND ALSO BEING OUT OF THE 9.982 ACRE TRACT OF LAND CONVEYED BY VIRGIL E. RASA AND WIFE, CONNIE RASA, AKA CONNIE GREER, TO BUFORD E. CURTIS II AND WIFE, MARY E. CURTIS IN DEED DATED JANUARY 31, 1997 AND RECORDED IN VOLUME 1099, PAGE 146 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY TEXAS, HAVING THE IMPROVEMENTS AS SHOWN HEREON AT THE TIME THIS TRACT WAS SURVEYED UNDER MY DIRECTION AND SUPERVISION ON OCTOBER 3, 2016.

William J. Messner
WILLIAM J. MESSNER

R.P.L.S. NO. 6089

DATE: Oct. 6, 2016

IF THIS SEAL AND/OR SIGNATURE ARE NOT IN RED, THIS PLAN MAY HAVE BEEN ALTERED OR FRAUDULENT.



PREPARED BY
SKINNER ENGINEERING
SERVICES COMPANY
P.O. BOX 67
SILSBEE, TEXAS 77656
409-385-2074
LAND SURVEYING FIRM No. 10079900



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

Date: February 28, 2023

GF No. _____

Name of Affiant(s): Michael K Selfridge, Rhonda D Selfridge

Address of Affiant: 7676 Hicks Dairy Rd., Silsbee, TX 77656

Description of Property: AB 3 S P BANKSTON P# 3-321-A-1 I# 2016-69670 11/17/2016

County Hardin, 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 October 3, 2016 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:)

REMOVED WIRE CHICKEN PEN, ADDED 8X8 CONCRETE PAD FOR SPA.

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.

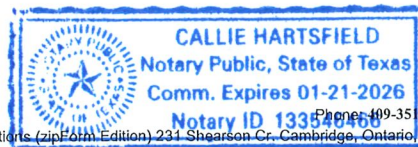
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

DocuSigned by:
Michael K Selfridge
Michael K Selfridge

DocuSigned by:
Rhonda D Selfridge
Rhonda D Selfridge

SWORN AND SUBSCRIBED this 28th day of February, 2023

Callie Hartsfield
Notary Public



(TXR-1907) 02-01-2010