



CORNER BEARS N 01°31'47" W 241.41' FROM 1/2" IRON ROD FOUND (NRD) AT WESTERLY SOUTHWEST CORNER OF 37.476 ACRES FOR REFERENCE

HOOTENS REAL ESTATE DEVELOPMENT, LLC TO AUSTIN BELL & KAYTIE BRIDGMAN CALLED 3.00 ACRES FILE NO. 2021-2097 O.P.R.R.C.T. JULY 26, 2021

[N 00°00'00" E 1152.55'-VOL 381 PG. 205] N 01°31'47" W 911.20'

FIRST STATE BANK OF POINT TO FREDDIE CLIFTON, ET UX JANIE CLIFTON REMAINDER CALLED 5 ACRES VOLUME 201, PAGE 573 D.R.R.C.T.

S 88°28'13" W 257.03'
ODELL WILSON, COZZEL WILSON & CARRIEL WILSON TO RONALD D. HEATHCOCK & SHERYL J. HEATHCOCK PART OF CALLED 37.476 ACRES VOLUME 391, PAGE 205 R.R.R.C.T. MAY 22, 2000

5.00 ACRES
ODELL WILSON, COZZEL WILSON & CARRIEL WILSON TO RONALD D. HEATHCOCK & SHERYL J. HEATHCOCK PART OF CALLED 37.476 ACRES VOLUME 391, PAGE 205 R.R.R.C.T. MAY 22, 2000

S 01°31'47" E 783.55'
[N 01°31'47" W 1419.42'-FILE 2019-1939]

RONALD D. HEATHCOCK & SHERYL J. HEATHCOCK, HUSBAND & WIFE
JAMES CARL DAY, III AND SPOUSE, JOHANNA REAGAN DAY CALLED 30.00 ACRES FILE NO. 2019-1939 O.P.R.R.C.T. AUGUST 26, 2019

1/2" IRON ROD WITH ORANGE CAP STAMPED TRI-POINT SURVEYING FOUND (NRD) AT SOUTHWEST CORNER OF 30.00 ACRES BEARS S 01°31'47" E 635.87' FROM CORNER FOR REFERENCE



BOUNDARY DESCRIPTION

ALL that certain 5.00 acre lot, tract or parcel of land situated in the Micajah Reeder Survey, Abstract No. 197, Rains County, Texas, and being part of the same land as a called 37.476 acre tract described in a Warranty Deed from Odell Wilson, Cozell Wilson and Carrel Wilson to Ronald D. Heathcock and Sheryl J. Heathcock as recorded in Volume 381, Page 205, Real Records, Rains County, Texas, (R.R.R.C.T.), said 5.00 acre tract being described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod found at the northwest corner of said 37.476 acre tract, the northeast corner of a called 5 acre tract described in a Warranty Deed from First State Bank of Point to Freddie Clifton, et ux Janie Clifton as recorded in Volume 201, Page 573, Deed Records, Rains County, Texas, (D.R.R.C.T.), and on the southwest right of way of F.M. Highway No. 2795 (80' R.O.W.) for a corner, THENCE South 65 Degrees 07 Minutes 10 Seconds East along the northerly most northeast line of said 37.476 acre tract and the southwest right of way of said F.M. Highway No. 2795 a distance of 286.98 feet to a 1/2 inch iron rod with orange cap stamped "Tri-Point Surveying" found at the northwest corner of a called 30.00 acre tract described in a Warranty Deed from Ronald D. Heathcock and Sheryl J. Heathcock, husband and wife, to James Carl Day, III and spouse, Johanna Reagan Day as recorded in File No. 2019-1939, Official Public Records, Rains County, Texas, (O.P.R.R.C.T.), for a corner,

THENCE South 01 Degrees 31 Minutes 47 Seconds East along the west line of said 30.00 acre tract a distance of 783.55 feet to a 1/2 inch iron rod with orange cap stamped "Tri-Point Surveying" set for a corner, from said point, a 1/2 inch iron rod with orange cap stamped "Tri-Point Surveying" found at the southwest corner of said 30.00 acre tract bears South 01 Degrees 31 Minutes 47 Seconds East a distance of 635.87 feet for a reference.

THENCE South 88 Degrees 28 Minutes 13 Seconds West a distance of 257.03 feet to a 1/2 inch iron rod with orange cap stamped "Tri-Point Surveying" set on the westerly most west line of said 37.476 acre tract and the east line of a called 3.00 acre tract described in a Warranty Deed from Hootens Real Estate Development, LLC to Austin Bell and Kaytie Bridgman as recorded in File No. 2021-2097, O.P.R.R.C.T., for a corner, said point bears North 01 Degrees 31 Minutes 47 Seconds West a distance of 241.41 feet from a 1/2 inch iron rod found at the westerly most southwest corner of said 37.476 acre tract for a reference.

THENCE North 01 Degrees 31 Minutes 47 Seconds West along the westerly most west line of said 37.476 acre tract and the east lines of said 3.00 acre tract and said 5 acre tract a distance of 911.20 feet to the POINT OF BEGINNING and containing 5.00 acres of land, more or less.

LEGEND

- 1/2" Iron Rod Found
- 1/2" Iron Rod Set w/Orange Cap Stamped "Tri-Point Surveying"
- ⊗ 1/2" Iron Rod Found w/Orange Cap Stamped "Tri-Point Surveying"
- ⊕ Electric Meter
- ⊖ Guy Anchor
- ⊙ Power Pole
- ⊠ Telephone Pedestal
- ⊔ Asphalt Paving
- ⊔ Barbed Wire Fence
- ⊔ Pipe Fence
- ⊔ Overhead Electric
- ⊔ Concrete
- ⊔ Screened Porch

FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48379C0045D, dated April 17, 2012, published by the Federal Emergency Management Agency.

SURVEYOR'S NOTES:
1. Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone. All distances shown hereon are ground distances. To convert to grid distance, multiply by a combined scale factor of 0.99985559. Reference Bearing is North 01 Degrees 31 Minutes 47 Seconds West a distance of 1152.60 feet between a 1/2 inch iron rod found at the westerly southwest corner of said 37.476 acre tract and a 1/2 inch iron rod found at the northwest corner of said 37.476 acre tract, being recited as North 00 Degrees 00 Minutes 00 Seconds East a distance of 1152.55 feet in Volume 381, Page 205, R.R.R.C.T.
2. All record calls are denoted in [] per recorded documents shown hereon.
3. This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.
4. Field work was performed on October 14, 2021.
5. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Client: Ronald D. Heathcock

GREGORY NAVIGATOR R.P.L.S. NO. 6110

5.00 ACRES
2265 W. FM 2795, EMORY, TEXAS
MICAJAH REEDER SURVEY, ABSTRACT NO. 197
RAINS COUNTY, TEXAS

Tri-Point Surveying, LLC
903 E. Lemmon Dr. Suite 103
Emory, Tx. 75440
Office: 903-473-2117
Email: admin@tri-pointsurveying.com
Firm# 10194270

JOB NUMBER: 21-0810	SCALE: 1" = 100'	PARTY CHIEF: CW	BOUNDARY SURVEY
DATE: 10/18/2021	SHEET 1 OF 1	TECHNICIAN: GC	DRAWN BY: GC
REVISIONS:			

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

Date: 10/11/2023 GF No. _____
Name of Affiant(s): Ronald David Heathcock, Sheryl Jean Heathcock
Address of Affiant: 2000 W. US Highway 69, Emory, TX 75440
Description of Property: 2265 Farm to Market 2795, Emory, TX 75440
County Rains 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 10-14-21 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.

Sheryl Jean Heathcock
Ronald David Heathcock

SWORN AND SUBSCRIBED this 13 day of OCTOBER, 2023.

Hannah Marie Godwin
Notary Public
(TXR 1907) 02-01-2010

