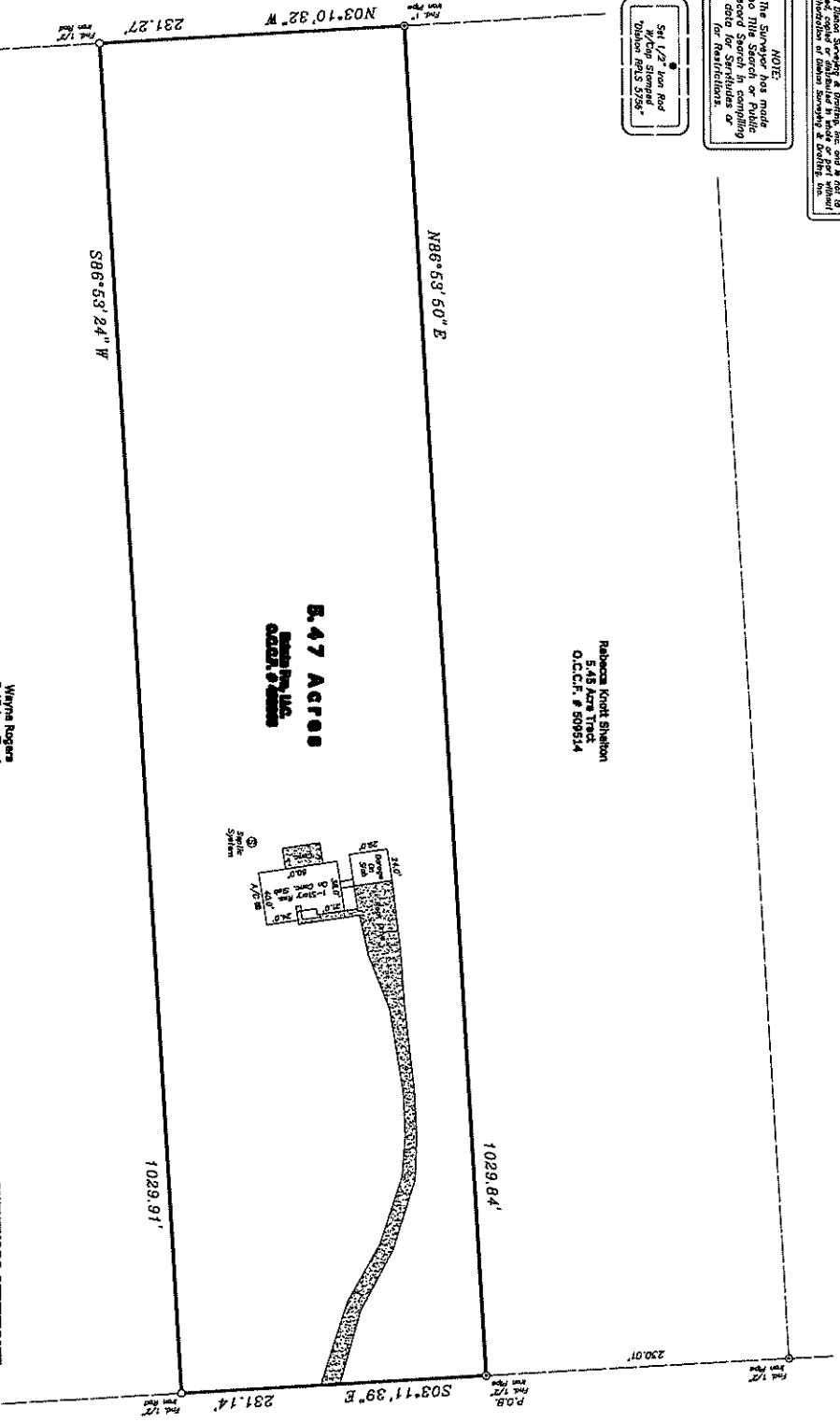


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NOTE:
 The Surveyor has made no Title Search or Public Record Search in compiling data for stipules or for easements.

St 1/2" Iron Rod
 W/ Cup Stamped
 Dixon Reg'd 5758

Property Address: 2582 Oilla Road - Orange, Texas 77630
 The Georgia Stone Project As Referenced To The Texas State
 From Government Section 3640 Central Zone, 440 61.



Rebecca Knott Shelton
 5.45 Acre Tract
 O.C.C.F. # 509514

5.47 Acres
 Dixon Reg. No. 5758

Wayne Rogers
 5.45 Acre Tract
 O.C.C.F. # 570412

SURVEYOR'S CERTIFICATION

I, **Wayne C. Dixon**, do hereby certify that this plat represents a true and accurate survey. It was made on the ground and under my direct supervision, and is true and correct to the best of my knowledge and belief and that all visible pipelines, right-of-ways, easements and encroachments are shown hereon.



Wayne C. Dixon
 Surveyor
 Texas Registration # 5758

Reviewed and Approved

Madeline Elizabeth Brown

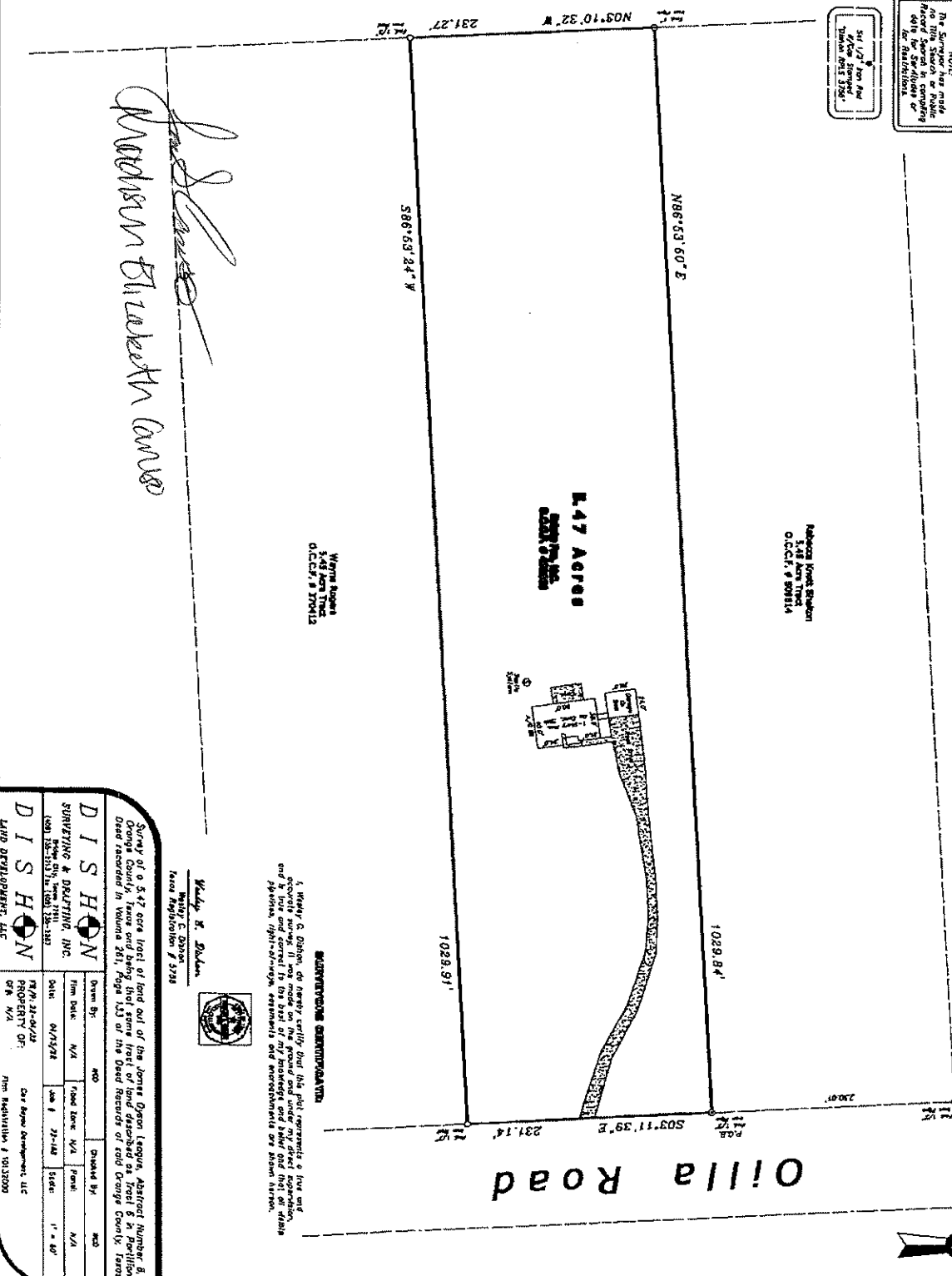
Survey of a 5.47 acre tract of land out of the James Dixon League, Abstract Number 8, Orange County, Texas and being those portions of the same as shown on the plat in Part 11 of Deed Recorded in Volume 281, Page 133 of the Deed Records of said Orange County, Texas.

D I S H O N	Owner By	KOD	Checked By	KOD
SURVEYING & DRAFTING, INC.	From Date:	N/A	Road Zone:	N/A
1000 155-2511 St. (630) 155-2382	Date:	04/14/22	Job #	22-160
1000 155-2511 St. (630) 155-2382	Scale:	1" = 60'	Sheet:	1 of 1
D I S H O N	Property Of:	Car Boyz Development, LLC	From Registration #	1013200
LAND DEVELOPMENT, LLC	or #	N/A		

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NOTE:
 The Surveyor has made field notes in compliance with the Georgia Code of Official Code § 20-2-101.

5/11/11
 10:00 AM
 10:00 AM



Handwritten signature
 Elizabeth Ann

Property Address: 188 Oak Road - Condo, Unit 7181C
 The Housing State System are returned to the State Street
 from Georgia's System, South Central Zone, MD 63.



WARNING: CONSTRUCTION
 I, Wesley C. Dabson, do hereby certify that the plat represents a true and correct copy of the original field notes and that the same are true and correct in all particulars and that the same are true and correct in all particulars and that the same are true and correct in all particulars.



Wesley C. Dabson
 Surveyor
 License No. 12345

Survey of a 3.47 acre tract of land out of the Jones Dyer Leagues, Abstract Number 8, DeKalb County, Georgia, and being that same tract of land described as tract 8 in Partition Deed recorded in Volume 241, Page 133 of the Deed Records of said DeKalb County, Georgia.

DISHON
 SURVEYING & MAPPING, INC.
 1000 Peachtree Street, N.E., Suite 2111
 Atlanta, Georgia 30309
 (404) 525-1515

Drawn By	NO	Checked By	NO
Tom Dabson	N/A	Wesley C. Dabson	N/A
Date	01/12/11	Scale	1" = 40'

PROPERTY OF:
 DISHON
 1000 Peachtree Street, N.E., Suite 2111
 Atlanta, Georgia 30309
 (404) 525-1515

EXHIBIT "A"

Being a tract or parcel of land containing *5.47 acres* out of the James Dyson League, Abstract Number 8, Orange County, Texas and being that same tract of land described as Tract 6 in Partition Deed recorded in Volume 261, Page 133(DR), said *5.47 acre* tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found in the West right-of-way line of a public road known as Oilla Road and being the Southeast corner of a 5.45 acre tract of land conveyed to Rebecca Knott Shelton by deed recorded in County Clerk File Number 509514(OPR);

THENCE, *South 03 deg. 11 min. 39 sec. East* along the West right-of-way line of said Oilla Road for a distance of *231.14 feet* to a 1/2-inch iron rod found for corner and being the Northeast corner of a 5.45 acre tract of land conveyed to Wayne Rogers, by deed recorded in County Clerk File Number 370412(OPR);

THENCE *South 86 deg. 53 min. 24 sec. West* along the North line of said Rogers 5.45 acre tract for a distance of *1029.94 feet* a 1/2-inch iron rod found for corner in the East line of a 15.019 acre tract of land conveyed to Bobby Leon Granger and being the Northwest corner of said Rogers 5.45 acre tract;

THENCE, *North 03 deg. 10 min. 32 sec. West*, along the East line of said Granger 15.019 acre tract for a distance of *231.27 feet* to a 1/2-inch iron pipe found for corner and being the Southwest corner of said Shelton 5.45 acre tract;

THENCE, *North 86 deg. 53 min. 50 sec. East*, along the South line of said Shelton 5.45 acre tract for a distance of *1029.84 feet* to the *POINT OF BEGINNING* and containing *5.47 acres* of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: June 3, 2022 GF No. 22-676616-WE

Name of Affiant(s): Estate Pro LLC

Description of Property: 2562 Oilla Rd Orange, TX 77630

County Orange, 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 of 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 the this transaction. We understand that the Title Company may make exceptions to the cover of the title insurance as Title Company may deem appropriate. We understand that the buyer 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 _____ 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 wall;
 - c) Construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d) Conveyances, replattings, easement grants and/or easement dedications (such as utility line) by any party affecting the Property.

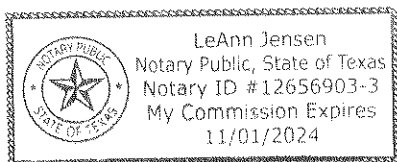
EXCEPT for the following (if NONE, Insert “NONE” Below)

5. We understand that Title Company is relying on the truthfulness of the statements 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.

ESTATEPRO, LLC

By: 
Alan Cramer, Manager

SWORN TO AND SUBSCRIBED BEFORE ME ON 06-03-2022




Notary Public – State of Texas