

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 13.40 acres in the S. Woodward League, A-112, Washington County, Texas, being the same tract as recorded in Vol. 1708, Page 317, of the Washington County Official Records (W.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 3/8" iron rods found and referred to in the previously recorded deed, and as surveyed on the ground on September 1st of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-03534, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the south corner of this tract, also being a point in the northwest line of the Larry W. Tegeler and Julie Tegeler called 108.895 acre tract, as recorded in Vol. 1657, Page 327 of the W.C.O.R., also being an east corner of the Harriet Hill Reichwein called 80.75 acre tract, as recorded in Vol. 1229, Page 630 of the W.C.O.R.;

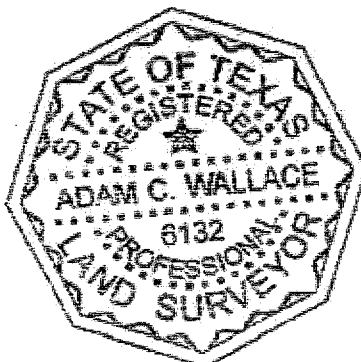
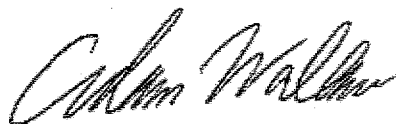
THENCE along the common line between this tract and said Reichwein tract, for the following calls:

North 24°45'43" West, a distance of 988.66 feet to a 3/8" iron rod found for the west corner of this tract;

North 42°57'51" East, a distance of 571.78 feet to a 3/8" iron rod found leaning for the north corner of this tract;

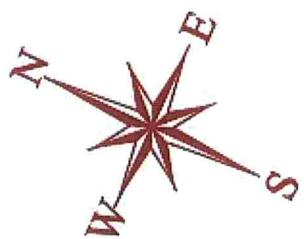
South 24°37'19" East, a distance of 1224.43 feet to a 3/8" iron rod found bent for the east corner of this tract, also being a point in the northwest line of the said Tegeler tract;

THENCE South 67°18'39" West, a distance of 526.47 feet along the common line between this tract and said Tegeler tract to the **PLACE OF BEGINNING** containing 13.40 acres.



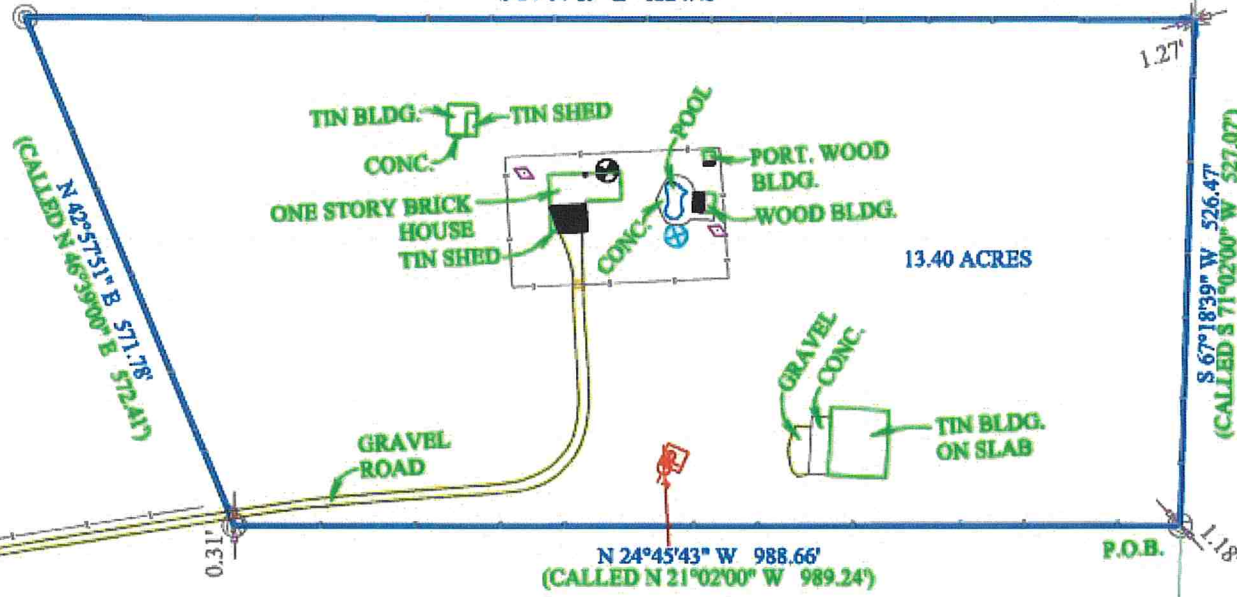
Adam Wallace

Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
21 - 03534 - Spring Creek Road - 1050-LEGAL —9/01/2021



HARRIET HILL REICHWEIN
CALLED 80.75 ACRES
VOL. 1229, PAGE 630

(CALLED S 20°54'00" E 1225.59')
S 24°37'19" E 1224.43'



13.40 ACRES

HARRIET HILL REICHWEIN
CALLED 80.75 ACRES
VOL. 1229, PAGE 630

LARRY W. TEGELER & JULIE TEGELER
CALLED 108.895 ACRES
VOL. 1657, PAGE 327

NOTE: NO ACCESS EASEMENT WAS FOUND FOR THIS TRACT BUT THE GRAVEL ROAD USED FOR PHYSICAL ACCESS IS SHOWN. BLANKET BSMT. RECORDED IN VOL. 443, PAGE 815 APPLIES TO THIS TRACT.

File name: 21 - 03534 - SPRING CRREEK ROAD - 1050.DWG
Plot date: 09/01/21

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ELECTRICAL LINE
- BARBED-WIRE FENCE
- WATER WELL
- ELECTRIC METER
- POWER POLE
- SEWER CLEANOUT
- UNDERGROUND PROPANE TANK

- 3/8" IRON ROD FOUND BENT
- 3/8" IRON ROD FOUND LEANING
- 3/8" IRON ROD FOUND

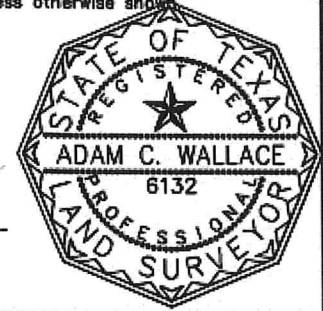
COVERED CONC.

Survey Notes:

- 1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 3/8" iron rods found and referred to in the previous recorded deed.
- 2). Drawing Scale is 1"=200'
- 3). Drawn by: Adam Wallace
- 4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48477C0475D effective date, 05-16-2019

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on September 1st, 2021, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Adam Wallace



Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY PLAT

AREA: 13.40 ACRES -VOL. 1708, PAGE 317
ABSTRACT: S. WOODWARD LEAGUE, A-112

STREET ADDRESS: 1050 SPRING CREEK ROAD

COUNTY: WASHINGTON

SURVEYED FOR: THOMAS A. GRAWUNDER

TITLE CO: AMROCK, LLC.

GFW 70938532

ATM Surveying

P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

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

Date: April 19, 2024 GF No. PRE-2024-054-WA
Name of Affiant(s): Thomas Grawunder & Stephanie Grawunder
Address of Affiant: _____
Description of Property: 13.423 Woodward A-112
County: Washington, Texas
Name of Title Company: Bluebonnet Abstract & Title

"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 09/01/2021 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.

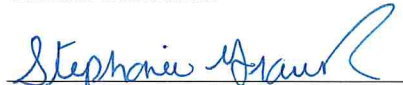
EXCEPT for the following (If None, Insert "None" Below):

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.




Thomas Grawunder



Stephanie Grawunder

STATE OF TEXAS
COUNTY OF WASHINGTON

Sworn to and subscribed before me on the 15th day of April, 2024, by Thomas Grawunder.



Notary Public Signature

