

FULLER and ASSOCIATES

1222 University Avenue
Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Walker County, Texas:

Being 7.92 acres of land, more or less, situated in the JOHN SADDLER SURVEY, Abstract No. 45, Walker County, Texas and being the same tract of land described as a 7.93 acre tract in a Deed from Bethel Clark to Jerry Bradley, dated July 14, 1993, and recorded in Volume 198, Page 884, Official Records, said 7.92 acre tract being more definitely described as follows:

BEGINNING at the northwest corner of said Bradley tract, same being the northeast corner of a called 2.502 acre tract as described in a Deed from June E. Ivy to Kay E. Ovaitt, dated September 22, 1982, and recorded in Volume 403, Page 249, Deed Records, and also being the south line of a called 19.6 acre tract as described in a Deed from Wilma C. Scheffer to Clement A. Barrere, Jr., dated June 5, 1972, and recorded in Volume 246, Page 370, Deed Records, found a 1-1/2" iron pipe;

THENCE S74°51'09"E, with the north line of said Bradley tract, and the south line of said Barrere tract, for a distance of **300.59** feet to the northeast corner of said Bradley tract, same being the northwest corner of a called 25.726 acre tract as described in a Deed from the Veterans Land Board to Ralph L. Braddock, dated June 26, 1981, and recorded in Volume 379, Page 437, Deed Records, found a 2-1/2" iron pipe;

THENCE S14°53'00"W, with the east line of said Bradley tract, and the west line of said Braddock tract, for a distance of **1153.19** feet to the southeast corner of said Bradley tract, same being the southwest corner of said Braddock tract, found a 2-1/2" iron pipe at a fence corner post;

THENCE N75°01'09"W, with the south line of said Bradley tract, for a distance of **298.05** feet to its southwest corner, same being the southeast corner of said Ovaitt tract, found a 1/2" iron rod;

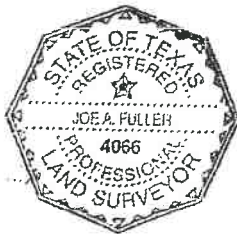
THENCE N14°45'27"E, with the west line of said Bradley tract, and the east line of said Ovaitt tract, for a distance of **1154.07** feet to the **PLACE OF BEGINNING**.

Surveyed in June, 1997.

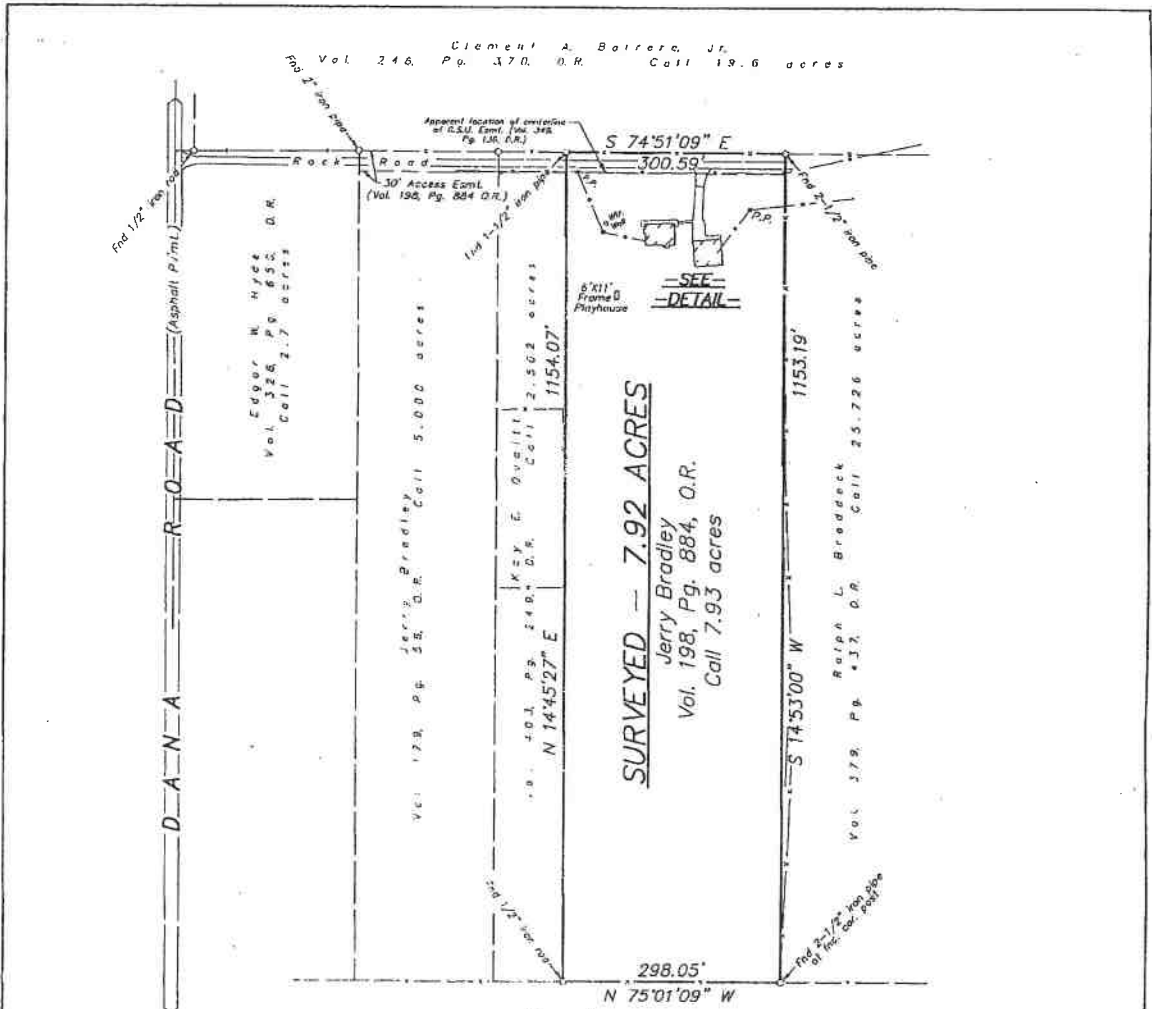
Signed _____

Joe A. Fuller
JOE A. FULLER
R.P.L.S. No. 4066

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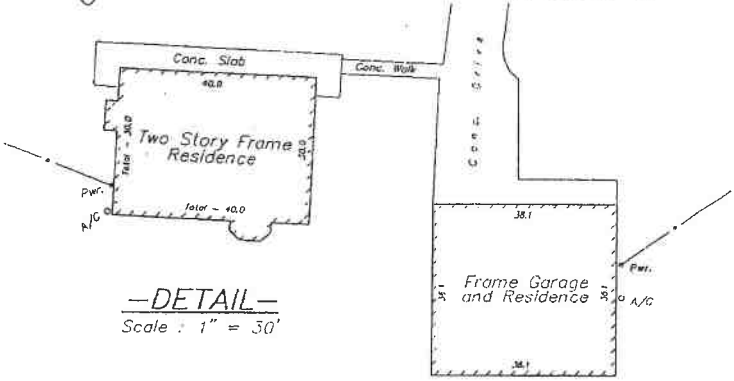


Clement A. Borrero, Jr.
 Vol. 246, Pg. 370, O.R. Call 19.6 acres



DANA ROAD

SURVEYED - 7.92 ACRES
 Jerry Bradley
 Vol. 198, Pg. 884, O.R.
 Call 7.93 acres



-DETAIL-
 Scale: 1" = 30'

Property Address: Rt. 1, Box 3252 (John Lane)
 New Waverly, Texas 77358

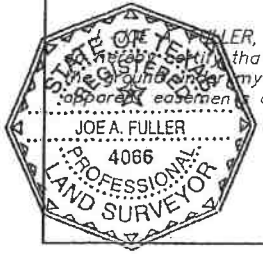
SELLER: Jerry Bradley and Diana G. Bradley
 BUYER: Randy Nichols and Terrie Nichols

- NOTES:
- Bearings based on deed call for east line of Jerry Bradley 7.93 acre tract.
 - Based on the H.U.D. Flood Insurance Rate map, revised on May 1, 1987, this property is apparently not situated within any of the flood zones shown thereon, as scaled to the best of my ability from said maps.
 Panel # 481042 - 0012 B

PLAT OF RESURVEY OF
**JERRY BRADLEY
 7.92 ACRE TRACT**
 In the JOHN SADDLER SURVEY, A-45
 Walker County, Texas

June, 1997

Scale: 1" = 200 Feet



JOE A. FULLER, Registered Professional Land Surveyor,
 certifies that this plat represents a survey made on
 the premises and under my supervision and that all monuments and
 apparent easements are as shown hereon.

Signed: *Joe A. Fuller*
 JOE A. FULLER
 R.P.L.S. No. 4066
 June 23, 1997

FULLER and ASSOCIATES
 1222 University Avenue
 Huntsville, Texas
 FILE: BRADLEY \1997\

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

Date: _____ GF No. _____

Name of Affiant(s): Randy L. Nichols

Address of Affiant: 470 Dana Dr New Waverly, TX 77358

Description of Property: Sadler J (A-45) Tract 36 Acres 7.95

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.")

N/A

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 June 1996 there have been no:

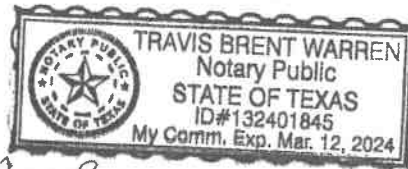
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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): N/A

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.

Randy Nichols



SWORN AND SUBSCRIBED this 20 day of March, 2023

Notary Public Travis Brent Warren

(TXR-1907) 02-01-2010