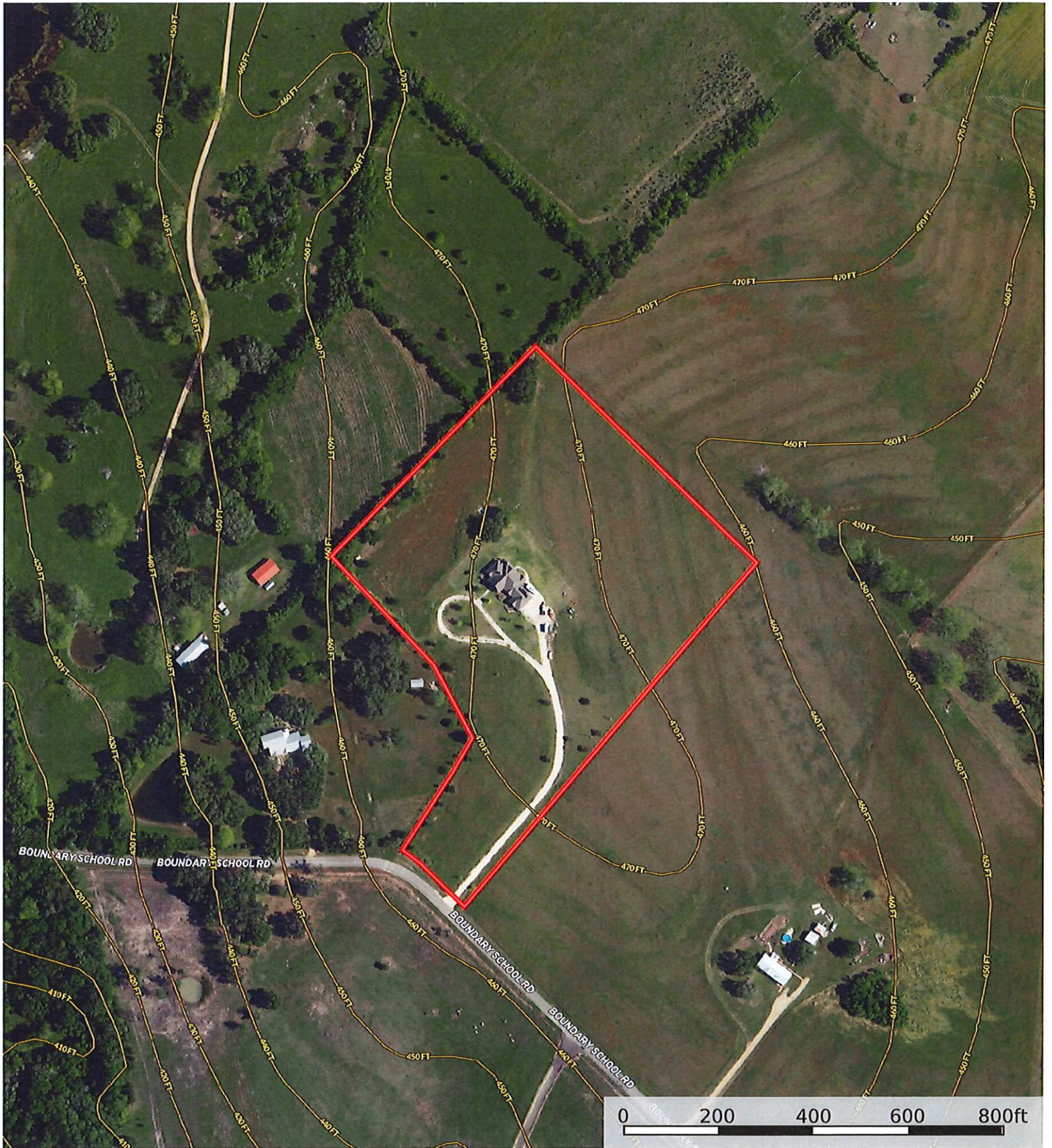
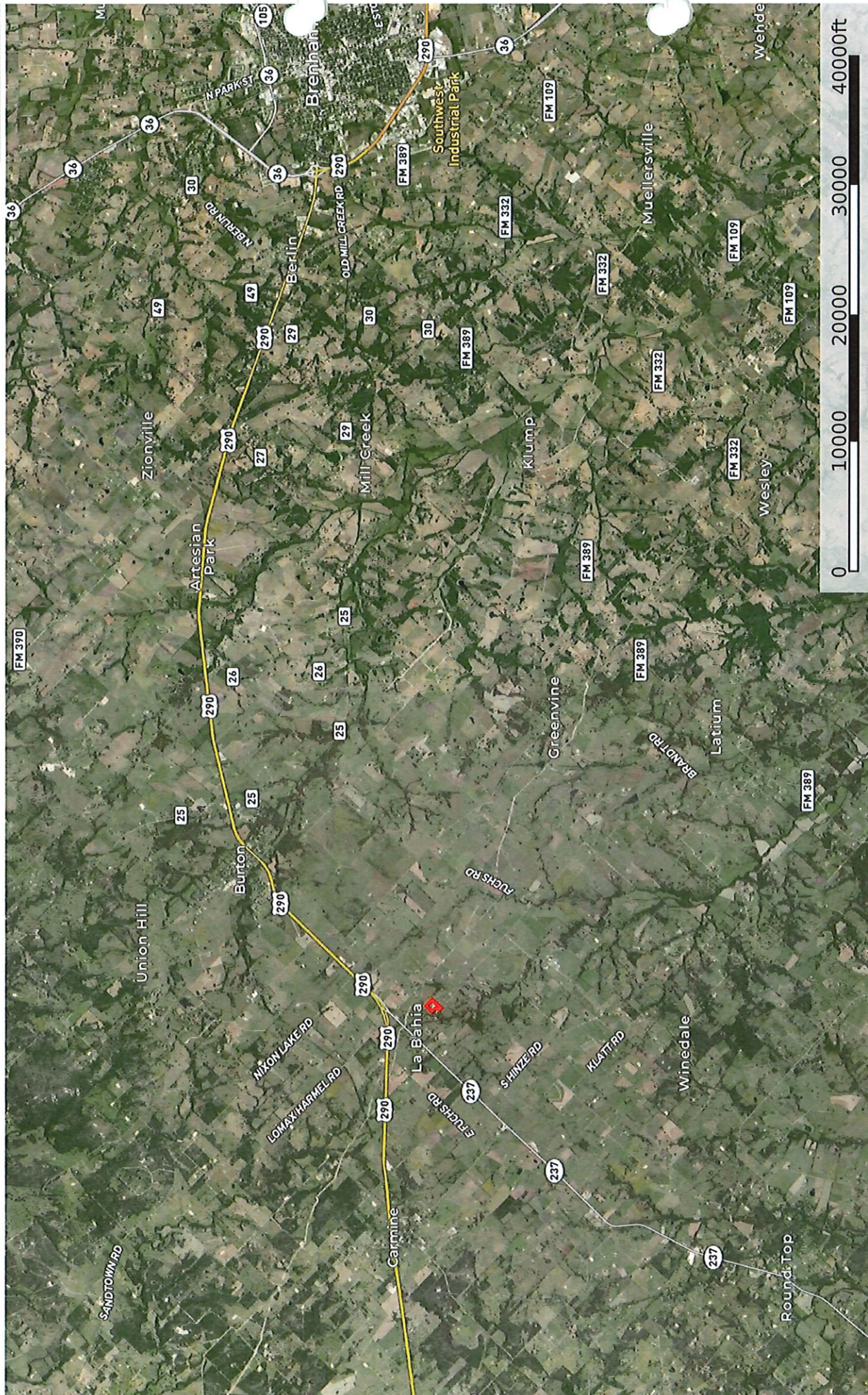


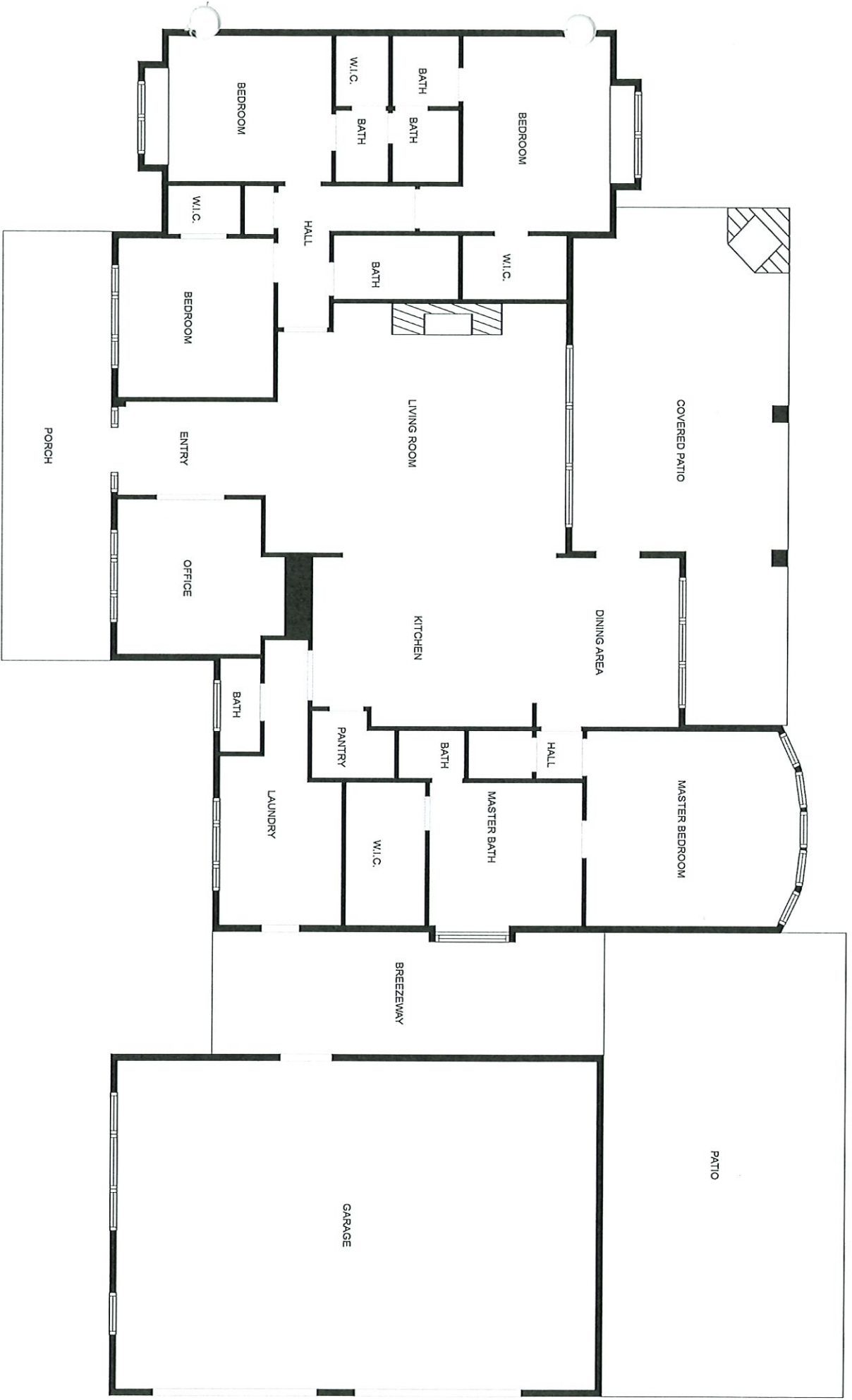
 Boundary



 Boundary

1221 Boundary School Rd, Burton
Texas, AC +/-



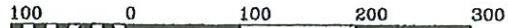


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SURVEY PLAT OF

11.100 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE S. CONNELL SURVEY, A-123 AND THE G. H. COLEMAN SURVEY, A-117, BEING THE SAME 11.100 ACRES OF LAND DESCRIBED IN A WARRANTY DEED FROM CLYDE D. FLORES AND WIFE, ROBBIE P. FLORES TO JEFFREY SCOTT WOLF AND WIFE, KRISTINA KAY WOLF, DATED JUNE 5, 2013, RECORDED IN VOLUME 1438, PAGE 531, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

Course	Bearing	Distance
L1	N31°03'26" E	196.07'
L2	N28°10'02" E	84.71'
L3	N47°31'30" W	115.51'
L4	S64°46'30" W	58.08'



GRAPHIC SCALE - FEET

Bearings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.



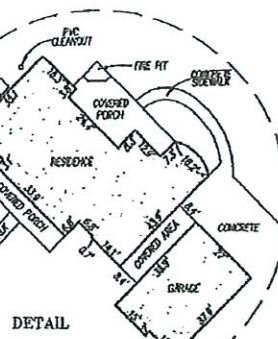
G. H. COLEMAN SURVEY, A-117
WASHINGTON COUNTY, TEXAS

11.100 ACRES
1438/531

RESERVE OF ORIGINAL CLYDE D. FLORES CALLED 115-170 AC. 478/531

RESERVE OF ORIGINAL CLYDE D. FLORES CALLED 115-170 AC. 478/531

S. CONNELL SURVEY, A-123



NOTES:

- Reference is hereby made to a separate description of the subject tract.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0250C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
- Subject to easement to Bluebonnet Electric Cooperative, Inc., recorded in Volume 1547, Page 930, Official Records of Washington County, Texas.

Purchaser/Eccrover: Jeffrey Scott Wolf and wife, Kristina Kay Wolf
Property Address: 1221 Boundary School Road, Burton, Texas 77835

For: JEFFREY SCOTT WOLF AND WIFE, KRISTINA KAY WOLF, SWEETWATER HOME FINANCE OF HOUSTON, INC. AND BOTTS TITLE COMPANY, G.F. No. WA-16-392

The undersigned hereby certifies that this survey was made on the ground of the property legally described hereon and correctly shows the boundary lines, dimensions and area of the land indicated hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, visible easements or rights-of-way, except as shown hereon.

This survey was performed in conjunction with the transaction described in a title commitment issued by Botts Title Company, G.F. No. WA-16-392, effective date November 8, 2016. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK, AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this plot accurately represents the results of an on the ground survey made under my direction on November 2, 2016. The improvements shown hereon are as observed and located at the time of survey.

Dated this the 29th day of November, 2016.
Matt D. Lampe
P.L.S. No. 5429
Lampe Surveying, Inc



LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1409 WEST MAP STREET
P. O. BOX 2037
BREMEN, TEXAS 77834
(979) 836-9877 • FAX (979) 836-1177
TEXAS LICENSED SURVEYING FIRM NO. 10049700
TEL. 2755 375552.DWG 2755WOLF.CDD

DS
MEM

DS
SLM

Borrower or Owner **Michael & Sandra Mueller**
 Property Address **1221 Boundary School Road**
 City **Burton** County **Washington** State **Texas** Zip Code **77835**
 Client **Citizens State Bank**

EXHIBIT "A"

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
 Texas Licensed Surveying Firm No. 10040700
 P. O. Box 2057 - 1403 West Main Street
 Breckenridge, Texas 77834-0057
 (979) 836-6877 - Fax (979) 836-1177

2755-16

THE STATE OF TEXAS SURVEYORS DESCRIPTION **JEFFREY SCOTT WOLF AND WIFE, KRISTINA KAY WOLF**
 WASHINGTON COUNTY **11.100 ACRES**

All that certain tract or parcel of land, lying and being situated in Washington County, Texas in the G. H. Coleman Survey, A-117 and in the S. Connel Survey, A-123, being the same 11.100 acres of land described in a deed from Clyde D. Fuchs and wife, Robbie R. Fuchs to Jeffrey Scott Wolf and wife, Kristina Kay Wolf, dated June 5, 2013, recorded in Volume 1438, Page 531, Official Records of Washington County, Texas (1438/531, O.R.W.C., Tx.), and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron rod found at a fence corner on the northeast margin of Boundary School Road for the northeast corner of a I. Nevin Isenberg tract called 1.877 acres (998/229, O.R.W.C., Tx.), being the lower west corner hereof and having Texas Coordinate System of 1983-Central Zone 4203-values of N: 10,083,973.8 and E: 3,467,032.5;

THENCE departing from said road and along the southeast and northeast lines of said 1.877 acre tract and then along the northeast line of a I. Nevin Isenberg tract called 4.788 acres (615/346, O.R.W.C., Tx.), as follows:
 North 31 degrees 03 minutes 26 seconds East, 196.07 feet to a 1/2" iron rod found at a fence corner;
 North 28 degrees 10 minutes 01 seconds East, 84.71 feet to a 3/8" iron rod found at a fence corner;
 North 29 degrees 49 minutes 24 seconds West, 173.30 feet to a 1/2" iron rod found at a fence corner; and
 North 45 degrees 23 minutes 03 seconds West, 314.99 feet to a 1/2" iron rod found at a fence corner for the north corner of said Isenberg 4.788 acre tract, being the upper west corner hereof, common with the southeast line of an Effiebirds Trends tract called 164 acres (237/361, D.R.W.C., Tx.);

THENCE along the northwest line hereof, common with the southeast line of said Trends tract, North 42 degrees 22 minutes 45 seconds East, 614.84 feet to a 1/2" iron rod found on said common line for the north corner hereof, being an upper west corner of a Clyde D. Fuchs residence tract (478/551, O.R.W.C., Tx.);

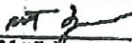
THENCE along the northeast and southeast lines hereof, common with said Fuchs residence tract, as follows:
 South 47 degrees 37 minutes 15 seconds East, 645.04 feet to a 1/2" iron rod found; and
 South 38 degrees 22 minutes 59 seconds West, 849.45 feet to a 1/2" iron rod found on the northeast margin of Boundary School Road for the south corner hereof;

THENCE along the northeast margin of said road, as follows:
 North 47 degrees 31 minutes 30 seconds West, 115.51 feet to a 1/2" iron rod found; and
 North 54 degrees 45 minutes 34 seconds West, 53.08 feet to the PLACE OF BEGINNING and containing 11.100 ACRES of land, more or less, as surveyed by Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas.

Reference is hereby made to a separate survey plat bearing even date herewith. Readings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this description accurately represents the results of an on the ground survey made under my direction.

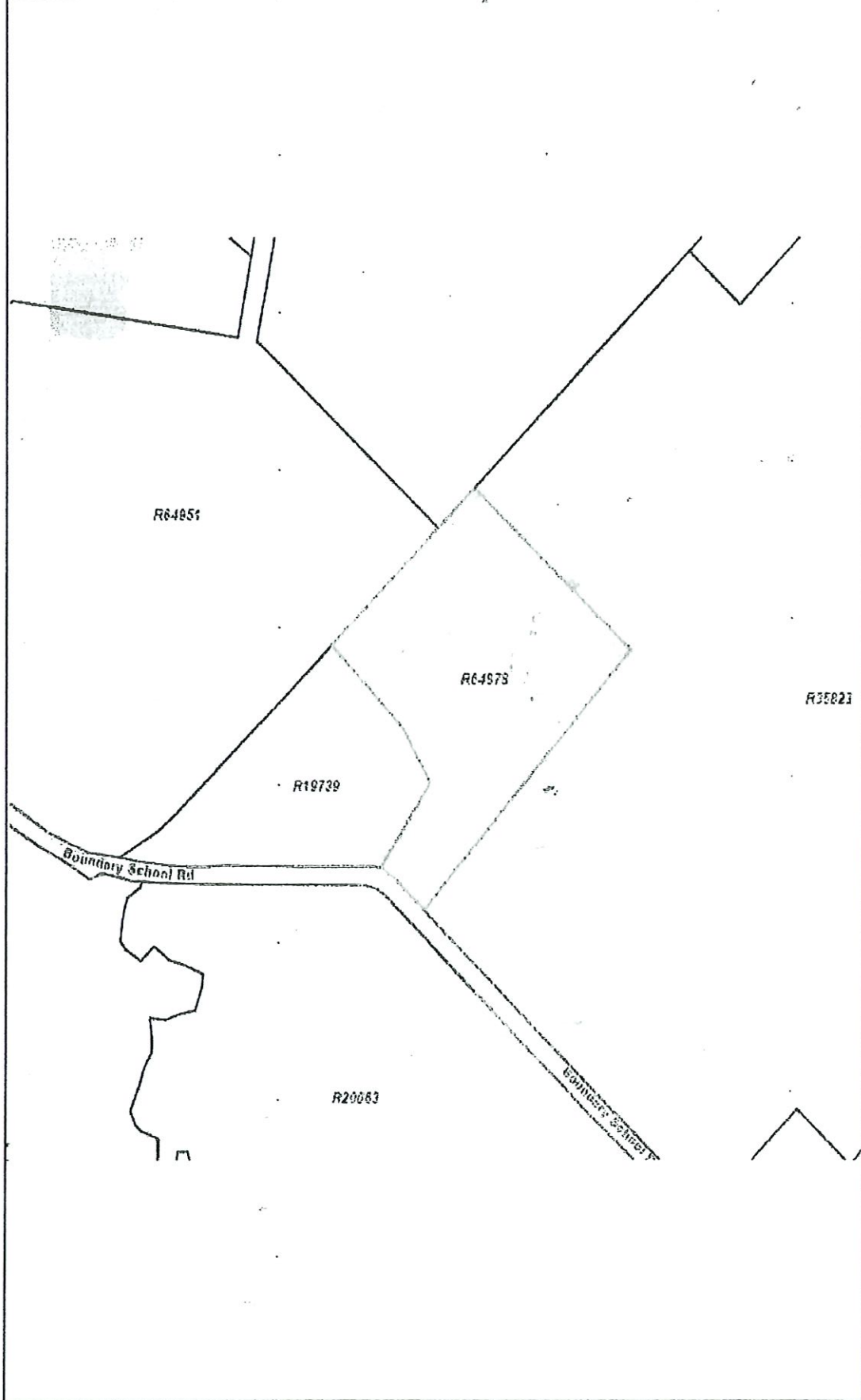
Dated this the 29th day of November, 2016.


 Matt D. Lampe
 R.P.L.S. No. 5429
 Lampe Surveying, Inc



SITE PLAN

Borrower or Owner Michael & Sandra Mueller
Property Address 1221 Boundary School Road
City Burton County Washington State Texas Zip Code 77835
Client Citizens State Bank

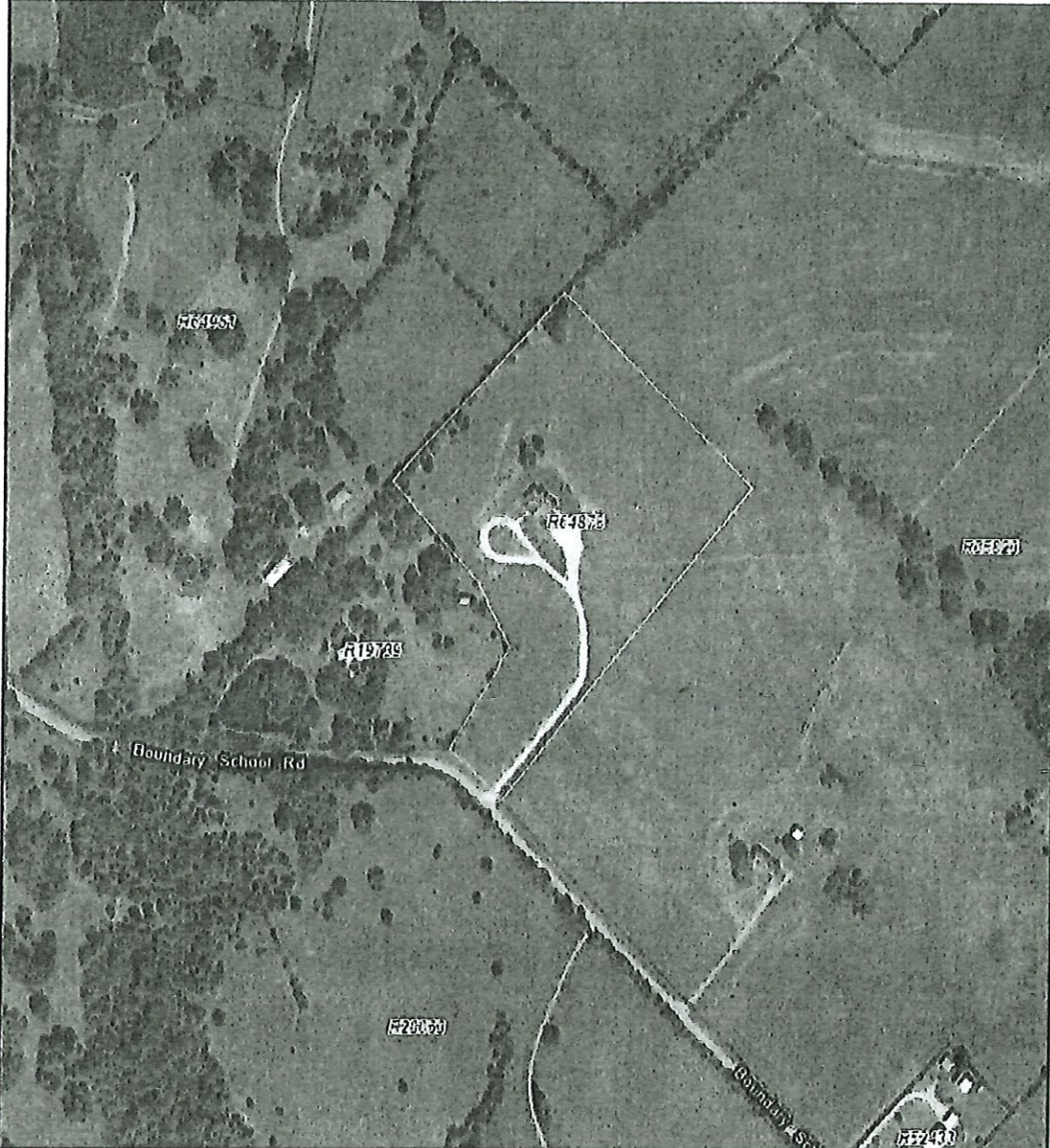


Borrower or Owner Michael & Sandra Mueller

Property Address 1221 Boundary School Road

City Burton County Washington State Texas Zip Code 77835

Client Citizens State Bank



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

Date: May 7, 2024

GF No. _____

Name of Affiant(s): Michael Edward Mueller and Sandra Lynn Mueller

Address of Affiant: 1221 Boundry School Road, Burton, TX 77835

Description of Property: A0123 A0123 - Connell, Sampson, TRACT 10, ACRES 11.1, (ALSO IN A-117 COLEMAN)

County Washington, 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 JUN 25, 2024 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): MAN CAVE

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.

X Michael Mueller
X Sandra L. Mueller



SWORN AND SUBSCRIBED this 25 day of June, 2024

Notary Public

(TXR-1907) 02-01-2010

Page 1 of 1