

LEANDER SMITH SURVEY A-768

Joe Grimes
1007/29

Barbara Bridwell
1275/23

Count, Road 2502
 Fnd. 1/2" size
 N 5° 01' 08" E
 284.45
 3" Steel Post Fnd
 Power Distribution

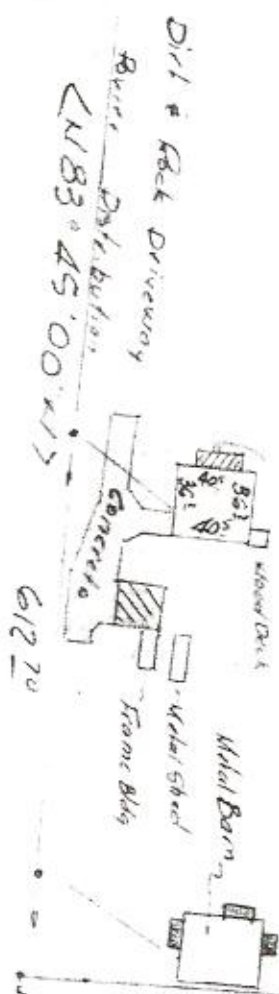
4.0 Acres

683° 45' 00" E
 612.70
 Water Well
 Metal Bldg.

Third Tract
 Called 10.0 Ac.
 1037/647

Second Tract
 Called 10.0 Ac.
 1037/647

Two Story Frame



3" Steel Post
 Fence South of Rd 23
 S 55° 01' 08" W 284.45
 Fnd 1/2" size

Scale 1" = 100'

T.R. Gibbs
 Called 10.0 Ac.

Survey Plat for James & Margaret Devore

Plat showing improvement survey of part of a called 10.0 acre tract known as "Second Tract" as found in Warranty Deed dated September 1984 from Roy C. Allman et ux Imogene Allman to Tommy Joe Fry et ux Donna Kay Fry and recorded in Volume 1037 Page 647 Real Records Van Zandt County, TEXAS, same being all of a called 4.0 acre tract as found in Warranty Deed dated January 28, 2002 from Joseph L. Fry and Pamela Fry to James E. Devore and Margaret L. Devore and recorded in Volume 1088 Page 520 Real Records Van Zandt County, TEXAS.

Note: Easements Not Researched



I, Tony Courtney, R.P.L.S. No. 1911, declare that the plat shown hereon represents the results of an on the ground survey made under my direction and supervision, and this survey complies with the Texas Board of Professional Land Surveyors Standards effective September, 1992.

Tony Courtney
TONY COURTNEY
Registered Professional Land Surveyor #1911

December 22, 1999
November 3, 2010

Note: Bearings shown hereon were based on the boundary calls of Volume 1037 Page 647 of the Real Records. Bearing in < > denotes the line used for bearing control.

Note: Reference is made to the Field Notes of survey made under my seal of even date.

Note: "According to the Flood Map (F.I.R.M., F.H.B.M.) Community Panel Number 48104000064, Effective Date January 10, 1978 this property is situated in Zone(s) C

Note: There were no encroachments or protrusions found except as shown or noted.

Note: Some record data shown hereon was acquired or furnished by Van Zandt County Abstract Company.

Note: 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.

Asst Name 1119 VZCE 2502
Canton, Texas, 75103

FIELD NOTES

All that certain lot, tract, or parcel of land situated in the LEANDER SMITH SURVEY A-768, Van Zandt County, Texas, same being all of a called 4.00 acre tract as found in General Warranty Deed dated January 28, 2002 from Joseph L. Fry and wife, Pamela Fry to James E. Devore and Margaret I. Devore, Husband and wife, as found recorded in Vol. 1688, page 520 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a 1/2" Iron Rod found for the Southeast corner of said 4.00 acre tract, same being the Southeast corner of this;

THENCE: North 83 deg. 45 min. 00 sec. West 612.70 feet with the South line of said 4.00 acre tract to a 1/2" Iron Rod found on the East right-of-way line of County Road 2502 for the Southwest corner of said 4.00 acre tract;

THENCE: North 05 deg. 01 min. 08 sec. East 284.45 feet with the East right-of-way line of said County Road 2502, and with the West line of said 4.00 acre tract to a 3" Steel Corner Post found for the Northwest corner of said 4.00 acre tract;

THENCE: South 83 deg. 45 min. 00 sec. East 612.70 feet with the North line of said 4.00 acre tract to a 3" Steel Corner Post found for the Northeast corner of said 4.00 acre tract;

THENCE: South 05 deg. 01 min. 08 sec. West 284.45 feet with the East line of said 4.00 acre tract to the place of beginning containing 4.00 acres of land.

REFERENCE IS MADE TO THE PLAT OF SURVEY, MADE UNDER MY SEAL OF EVEN DATE, SHOWING ADJOINER REFERENCES.

I, TONY COURTNEY, do hereby certify that the above field notes are true and correct, and were prepared from an actual on the ground survey and deed description.

Tony Courtney
TONY COURTNEY

Registered Professional Land Surveyor #1911
November 03, 2010

FN-105-01.10

FIELD NOTES

All that certain lot, tract, or parcel of land situated in the LEANDER SMITH SURVEY A-768, Van Zandt County, Texas, same being all of a called 4.00 acre tract as found in General Warranty Deed dated January 28, 2002 from Joseph L. Fry and wife, Pamela Fry to James E. Devore and Margaret I. Devore, Husband and wife, as found recorded in Vol. 1688, page 520 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

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REFERENCE IS MADE TO THE PLAT OF SURVEY, MADE UNDER MY SEAL OF EVEN DATE, SHOWING ADJOINER REFERENCES.

I, TONY COURTNEY, do hereby certify that the above field notes are true and correct, and were prepared from an actual on the ground survey and deed description.

Tony Courtney
TONY COURTNEY

Registered Professional Land Surveyor #1911
November 03, 2010

FN-105-01.10

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

Date: April 18, 2013

GF No. _____

Name of Affiant(s): David Hamilton

Address of Affiant: 1119 Vz CR 2502, Canton, TX 75103

Description of Property: Home, 4 (+/-) Acres, Shop, Storage

County Van Zant, 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 duly 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.":
David Hamilton

2. We are familiar with the Property and with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since November 3, 2010 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. conveyance, 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): _____

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 the Title Company or the title insurance 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.

David Hamilton
David Hamilton

SWORN AND SUBSCRIBED this 19 day of April 2013
Teri Deann Scheffer
Notary Public



(TAR- 1907) 5-01-08

Exit Realty Pro 1445 S. Buffalo Canton, TX 75103
Phone: 903-567-7777

Fax: 903-567-7774

Debbie Murdock

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Hamilton, Davi