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11-13-18

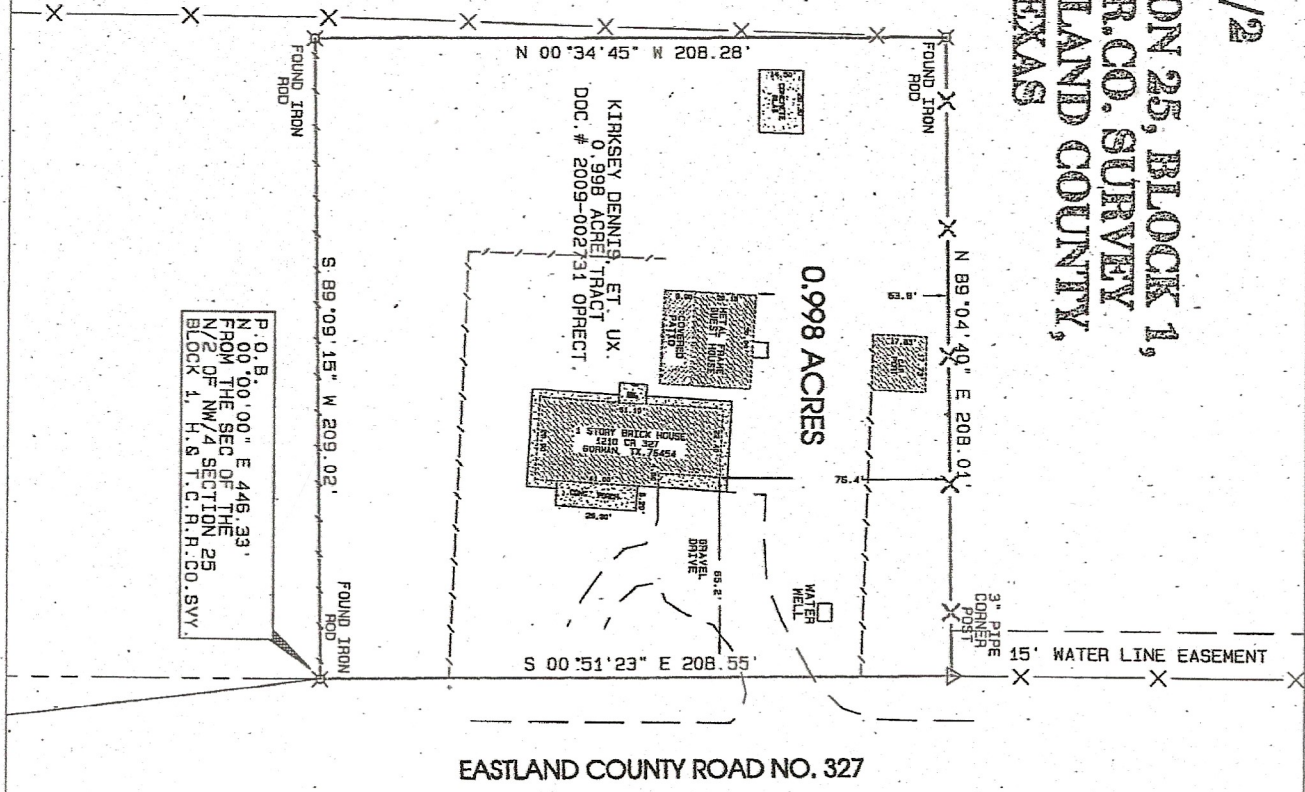
DATE

12-20-18

N/2

NW/4, SECTION 25, BLOCK 1,  
H. & T. C. R. R. CO. SURVEY  
A-206, EASTLAND COUNTY,  
TEXAS

CHRISTINE DENISE CLAYTON  
80 ACRE TRACT  
VOL. 2516 PG. 112 OPRECT.



PLAT OF A SURVEY OF REAL PROPERTY AND  
IMPROVEMENTS SITUATED ON A 0.998 ACRE  
TRACT OF LAND OUT OF AND PART OF THE  
N/2 OF THE NW/4 OF SECTION 25, BLOCK 1,  
H. & T. C. R. R. CO. SURVEY, A-206,  
EASTLAND COUNTY, TEXAS.

PROPERTY MAY BE SUBJECT TO RIGHT OF  
WAY OR EASEMENT (BLANKET EASEMENT)  
CONVEYED TO HUMBLE PIPE LINE CO.  
RECORDED IN VOL. 514 PG. 197 DEED  
RECORDS OF EASTLAND COUNTY, TX.

FLOOD HAZARD STATEMENT

The Property and improvements described above are not  
in a Flood Zone and are not defined as areas determined to  
be in a Flood Zone by the Federal Emergency Management Agency  
for an unincorporated area of Eastland County, Texas as  
published by the Department of Housing and Urban  
Development, Federal Insurance Administration, with latest  
revision dated September 01, 2007.

I, Lynn Williamson, Registered Professional Surveyor No. 5085,  
do hereby certify to Kirksey Dennis, ET. UX., that this survey was  
made from an actual on the ground survey made on the 12th day of  
December, 2018 under my direct supervision, that all monuments exist  
as shown hereon and this survey substantially conforms with the  
current professional and technical standards as set forth by the  
Texas Board of Professional Land Surveyors.

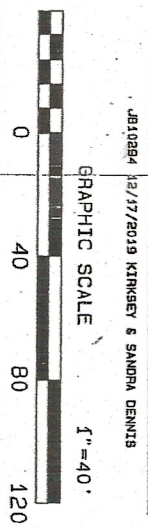
LYNN WILLIAMSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5085  
12/17/2019

NOTE: THIS PLAT IS ONLY VALID WITH ORIGINAL  
RED SIGNATURE, STAMP AND EMBOSSED SEAL

LEGEND:

- FOUND 5/8\"/>

WILLIAMSON SURVEYING, INC.  
201 WEST MAIN, SUITE 302  
EASTLAND, TEXAS 76448  
254 629 8151  
williamson@tbusiness.com



GRID NORTH: WGS 84, GPS



STATE OF TEXAS  
COUNTY OF EASTLAND

Field notes of a survey of Real Property and Improvements situated on a 0.998 acre tract of land out and part of the N/2 of NW/4 of Section 25, Block 1, of the H. & T. C. R. R. Co. Survey, Abstract 206 in Eastland County, Texas, said land being formerly called a 1.000 acre tract of the remaining portion of an 80 acre tract conveyed to O. B. Rone described in Volume 411 Page 381, Deed Records of Eastland County, Texas. This survey of said 0.998 acres being made for Mittie Bledsoe by virtue of her request and being more particularly described as follows:

Beginning at a 5/8" rebar found in the West line of Eastland County Road No. 327 at its intersection with the EBL of the N/2 of the NW/4 of Section 25, for the Southeast corner of this described tract, said point being located N 00° 00' 00" E, 446.33 feet from the Southeast corner of the N/2 of the NW/4 of Section 25.

Thence S 89° 09' 15" W, 209.02 feet with the South line of this described tract and interior line of Christine Denise Clayton 80 acre tract described in Volume 2516 Page 112, Official Public Records of Eastland County, Texas, to a 5/8" iron rod found for the Southwest corner of this described tract.

Thence N 00° 34' 45" W, 208.28 feet with the West line of this described tract and interior line of Christine Denise Clayton 80 acre tract, to a 5/8" iron rod found at the base of a 3" pipe corner post found for the Northwest corner of this described tract.

Thence N 89° 04' 40" E, 208.01 feet with an existing fence line on the North line of this described tract and interior line of Christine Denise Clayton 80 acre tract, to a 3" pipe corner post found in the West line of Eastland County Road No. 327, for the Northeast corner of this described tract.

Thence S 00° 51' 23" E, 208.55 feet with the East line of this described tract and West line of Eastland County Road No. 327, to the place of beginning and containing 0.998 acres of land.

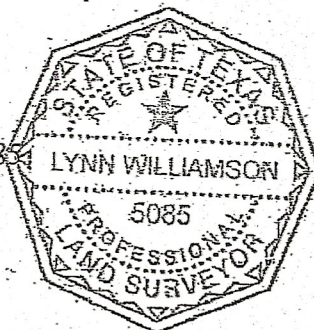
Bearings on above described tract and attached plat were based upon True North as determined by G.P.S. Surveying System.

Property may be subject to a Blanket easement conveyed to Humble Pipe Line Co. recorded in Volume 514 Page 97, Deed Records of Eastland County, Texas.

I, Lynn Williamson, Registered Professional Surveyor No. 5085, so hereby certify these field notes and attached plat Numbered JB7533, to be a true and correct survey made on the ground 9/8/09.

  
Lynn Williamson

Registered Professional Surveyor No. 5085  
9/10/2009





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

Date: 4-30-2022 GF No. \_\_\_\_\_

Name of Affiant(s): Robert Brandon Bain Christina Bain

Address of Affiant: 1210 CR 327 Gorman, TX 76454

Description of Property: 25 TR 2 BIK 1 H+TC RR Co Svy A-206 EAST/WD  
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."):

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 December 30, 2019 there have been no:

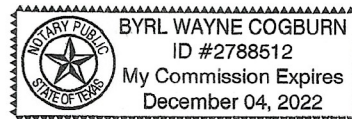
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the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

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.

Christina Bain



SWORN AND SUBSCRIBED this 30th day of April, 2022  
Byrl Wayne Cogburn  
Notary Public