

R C SURVEYING

27001 HWY 183, RISING STAR, TEXAS 76471

325-647-4818

ROYPFINGSTEN4@GMAIL.COM

T.B.P.L.S. FIRM NUMBER 10194196

THE STATE OF TEXAS:

COUNTY OF COLEMAN:

10.04 ACRES

Being 10.04 acres of land, situated in Coleman County, Texas, out of the W. A. SAVAGE SURVEY, ABSTRACT NUMBER 633, and being part of a 51.18 acre tract of land that is described in a deed from Aaron Powell, et al, to Valley Creek Homes, LLC., recorded in Document Number 202101051, Official Public Records of Coleman County, Texas, and further described as follows;

BEGINNING, at a ½ inch iron rod set in the East line of said 51.18 acre tract, and being in the West Right of Way line of FM Highway 503, from which a 3/8 inch iron rod found in a fence corner at the Northeast corner of said 51.18 acre tract, and being the Southeast corner of a 33.725 acre tract of land that is described in a deed to Helen Marr Wilborn and Charles Dennis Elrod, recorded in Document Number 201900658, Official Public Records of Coleman County, Texas, bears N 00° 23' 07" W 1472.57 feet, for the Northeast corner of this tract;

THENCE, S 00° 23' 07" E 487.49 feet, with the West Right of Way line of FM Highway 503, to a ½ inch iron rod set, for the Southeast corner of this tract;

THENCE, N 90° 00' 00" W 898.80 feet, crossing said 51.18 acre tract, to a ½ inch iron rod set in the West line of said 51.18 acre tract, and being in the East line of a 51.18 acre tract of land that is described in a deed to Kevin Garth Morgan, Jr., recorded in Instrument Number 202001994, said Official Public Records, for the Southwest corner of this tract;

THENCE, N 00° 00' 00" W 487.48 feet, with the West line of said 51.18 acre Valley Creek Homes, LLC., tract, and the East line of said 51.18 acre, Kevin Garth Morgan tract, to a ½ inch iron rod set, for the Northwest corner of this tract;

THENCE, N 90° 00' 00" E 895.52 feet, crossing said 51.18 acre tract, to the point of beginning and containing 10.04 acres of land.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and accompanying Plat, was prepared from an actual survey, made on the ground, on August 9th, 2021, from the Deed Records and Official Public Records of Coleman County, Texas, and surveys of area properties, that the corners and boundaries with marks natural and artificial are just as were found on the ground.

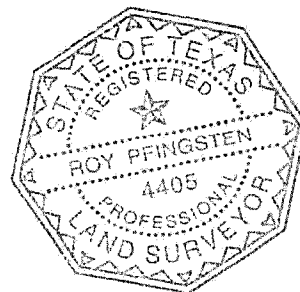
Bearings are based on True North as determined by GPS survey data (NAD 83).

WITNESS MY HAND AND SEAL THIS THE 9th day of August, 2021.

Roy Pfingsten

ROY PFINGSTEN

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 of TEXAS.



R C SURVEYING
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T.B.P.L.S. FIRM NUMBER 10194196

B.B.&C. RR. CO.
SURVEY NO. 29
A-74

33.725 ACRE TRACT
HELEN MAER WILBORN &
CHARLES DENNIS ELROD
DOCUMENT NO. 201900658
O.P.R.C.C.T.



SURVEY MADE FOR:
VALLEY CREEK HOMES, LLC
101 DIVIDE AVE.
TUSCOLA, TX 79562



THE STATE OF TEXAS:
COUNTY OF COLEMAN:

Plat of a survey of 10.04 acres of land, situated in Coleman County, Texas, out of the W. A. SAVAGE SURVEY, ABSTRACT NUMBER 633, and being part of a 51.18 acre tract of land that is described in a deed from Aaron Powell, et al, to Valley Creek Homes, LLC., recorded in Document Number 202101051, Official Public Records of Coleman County, Texas.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Plat and accompanying Field Notes, was prepared from an actual survey, made on the ground, on August 9th, 2021, from the Deed Records and Official Public Records of Coleman County, County, Texas, and surveys of area properties, that the corners and boundaries with marks natural and artificial are just as were found on the ground. Bearings are based on True North as determined by GPS survey data (NAD 83).

WITNESS MY HAND AND SEAL THIS THE 9th day of August, 2021.

Roy Pfingsten
ROY PFINGSTEN

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 OF TEXAS.

JOB NUMBER 252-20-T-4

LEGEND

- = CONCRETE ROW MARKER
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- ⊙ = SURVEY CORNER
- X— = FENCE LINE
- W— = WATER LINE
- T— = TRACT LINE
- E— = ELECTRIC LINE
- S— = SURVEY LINE
- C. P. R. H. C. T. = OFFICIAL PUBLIC RECORDS COLEMAN COUNTY TEXAS
- R. R. H. C. T. = RAIL RECORDS OF COLEMAN COUNTY TEXAS
- D. R. H. C. T. = DEED RECORDS OF COLEMAN COUNTY TEXAS

VARAS TO FEET - DIVIDE BY .36
FEET TO VARAS - MULTIPLY BY .36

B.B.&C. RR. CO.
SECTION NO. 28
W. A. SAVAGE SURVEY
A-633

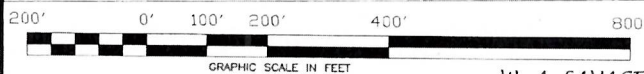
51.18 ACRE TRACT
KEVIN GARTH MORGAN, JR.
INST. NO. 202001994
O.P.R.C.C.T.

51.18 ACRE TRACT
AARON POWELL, ET AL
TO
VALLEY CREEK HOMES, LLC
DOC. NO. 202101051
O.P.R.C.C.T.

10.04 ACRES

NOTE: THIS SURVEY IS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. THERE MAY BE EASEMENT OR MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

STATE HIGHWAY 153
ROW DEED, VOLUME 258, PAGE 526



W. A. SAVAGE SURVEY NO. 4
A-1291

B.B.&C. RR. CO.
SURVEY NO. 27
A-73

F.M. HIGHWAY 503
ROW DEED, VOLUME 469, PAGE 467

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

Date: April 12, 2024

GF No. _____

Name of Affiant(s): DANNY BIVINS, BETTY BIVINS

Address of Affiant: 1150 FM 503, COLEMAN, TX 76834

Description of Property: BEING 10.04 ACRES OF LAND OUT OF THE W.A. SAVAGE SURVEY, ABSTRACT NUMBER 633 IN COLEMAN COUNTY, TX
County COLEMAN, 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.")
WE ARE THE OWNERS OF THE PROPERTY.

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 _____ 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:) **INSTALLED A 2021 OAK CREEK HOME, ROAD, FENCE, SHOP WITH CARPORT AND CHICKEN COOP/LEAN TO STRUCTURE.**

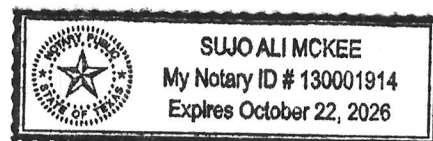
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Danny Bivins
DANNY BIVINS

Betty Bivins
BETTY BIVINS

SWORN AND SUBSCRIBED this 12th day of April, 2024
SuJo Ali McKee
Notary Public



(TXR-1907) 02-01-2010