

# AFFILIATED SURVEYORS, INC.

200 W. 5<sup>th</sup> St.  
Rusk, Texas 75785  
(903)683-2504  
Fax (903)683-6632  
Firm No. 10018300

## LAND SURVEYING

Wayne Morgan  
RPLS #1969  
Kristopher Morgan  
County Surveyor  
Cherokee County, Texas  
RPLS #5655  
Christopher P. Gluck  
RPLS #6448

February 7, 2024

RE: J. Williams, A-905  
Cherokee County, Texas

### DESCRIPTION

BEING 13.40 acres of land in the JOHN WILLIAMS SURVEY, ABSTRACT No. 905, CHEROKEE COUNTY, TEXAS, and being a part of that 557.0 acres from Ron & Nicole Robichaux, Trustees to Diamond M Cattle & Exotics, LP on January 21, 2021 and recorded in Volume 2595, Page 664 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR for Official Records, LR for Land Records, DR for Deed Records, PR for Plat Records): SAID tract described as follows: BEARINGS are based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations: All coordinates are U.S. Survey Feet, NAD83(2011) Epoch 2010.0000 per static GPS data and an OPUS solution through the NG website: At the Point of Beginning (POB), the angle of convergence is 02°35'56" and the combined scale factor is 0.999961: To get geodetic bearings, rotate the bearings recited herein, clockwise, by the angle of convergence: All distances are grid and to get surface distances, divide the distances recited herein by the combined scale factor: w/cap = a plastic cap marked Affiliated Surveyors: w/washer = a stainless steel washer marked Affiliated Surveyors: SEE PLAT:

BEGINNING at a ¾" galvanized iron pipe found the most Easterly Northeast corner of said 557.0 acres, the Northwest corner of that ½ of 4.66 acres from Edward Hassell to Sheila Hassell on June 22, 2023 in 2768/67, OR, with a reference description in 1101/182, LR, and in the South line of that Tract 2 called 120 acres from Rusty Sherman et al, Trustees, to Sherman Brothers Properties, LLC on December 30, 2016 in 2359/345, OR, same having a state plane coordinate with a Northing of 10650707.237 feet and an Easting of 3863850.995 feet;

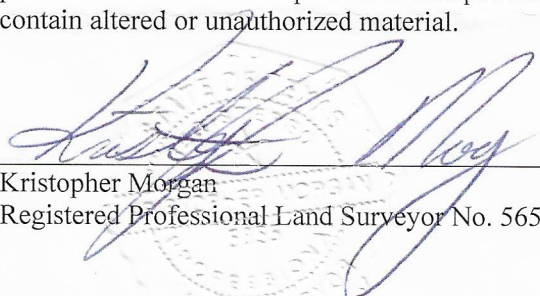
THENCE South 02°24'20" East, with an interior line of said 557.0 acres and the West line of said 4.66 acres, at 768.00 feet pass a ½" steel rod w/cap set on line for reference on the North occupied margin of County Road No. 2112, continuing in all 795.20 feet to a railroad spike found in the center of said road for the Southeast corner of this tract, the Southwest corner of said 4.66 acres and the Northwest corner of that Tract 1B called 4.44 acres from Quincy Yawn et ux to David Yawn on August 24, 1999 in 1434/689, OR;

THENCE with the center of County Road No. 2112 as follows:

North 78°32'05" West, 334.29 feet to a 60d nail w/washer found;  
North 73°05'40" West, 98.26 feet to a 60d nail w/washer found;  
North 68°26'43" West, 51.31 feet to a 60d nail w/washer found;  
North 61°15'03" West, 49.65 feet to a 60d nail w/washer found;  
North 54°07'03" West, 90.08 feet to a 60d nail w/washer found;  
North 45°35'58" West, 391.27 feet to a 60d nail w/washer found;  
North 50°20'40" West, 124.69 feet to a 60d nail w/washer found;  
North 55°27'25" West, 112.55 feet to a 60d nail w/washer found;

North 62°35'31" West, 280.29 feet to a railroad spike found in said road for the Northwest corner of this tract, an angle point in the North line of said 557.0 acres and the South line of said 120 acres, from which a ½" steel rod w/cap found for the Southwest corner of said 120 acres and an "ELL" corner of said 557.0 acres is South 86°58'11" West, 436.25 feet;

THENCE North 87°23'40" East, with the North line of said 557.0 acres and the South line of said 120 acres, at 47.00 feet pass a ½" steel rod w/cap set at a fence corner on line for reference on the East occupied margin of County Road No. 2112, continuing in all 1270.89 feet to the to the PLACE OF BEGINNING, and containing within these calls, 13.40 acres of land, of which approximately 0.89 acres lies within the occupied margins of County Road No. 2112. This division is not subject to the Cherokee County, Texas Subdivision Ordinance under subsection "L" of the Exception to the Plat section of said Ordinance. If this document is not signed in pale blue ink and the seal present in crimped form, it should be considered an unlicensed copy and presumed to contain altered or unauthorized material.

  
Kristopher Morgan  
Registered Professional Land Surveyor No. 5655





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

Date: 7-18-24

GF No. \_\_\_\_\_

Name of Affiant(s): Mark Wayne Butler

Address of Affiant: 6018 Albervan Street, Shawnee, KS 66216

Description of Property: A 905 BLK 1746 TR 3C J.Williams F12, Volume 2807, Page 554, Number 730509

County Cherokee, 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 Kansas, 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 February 7, 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:) Removed old structure in the Northwest corner of the property.

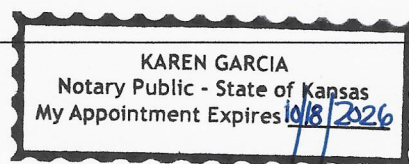
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Mark Wayne Butler  
Mark Wayne Butler

State of Kansas  
County of Johnson

SWORN AND SUBSCRIBED this 18 day of July, 2024  
Karen Garcia  
Notary Public



(TXR-1907) 02-01-2010

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