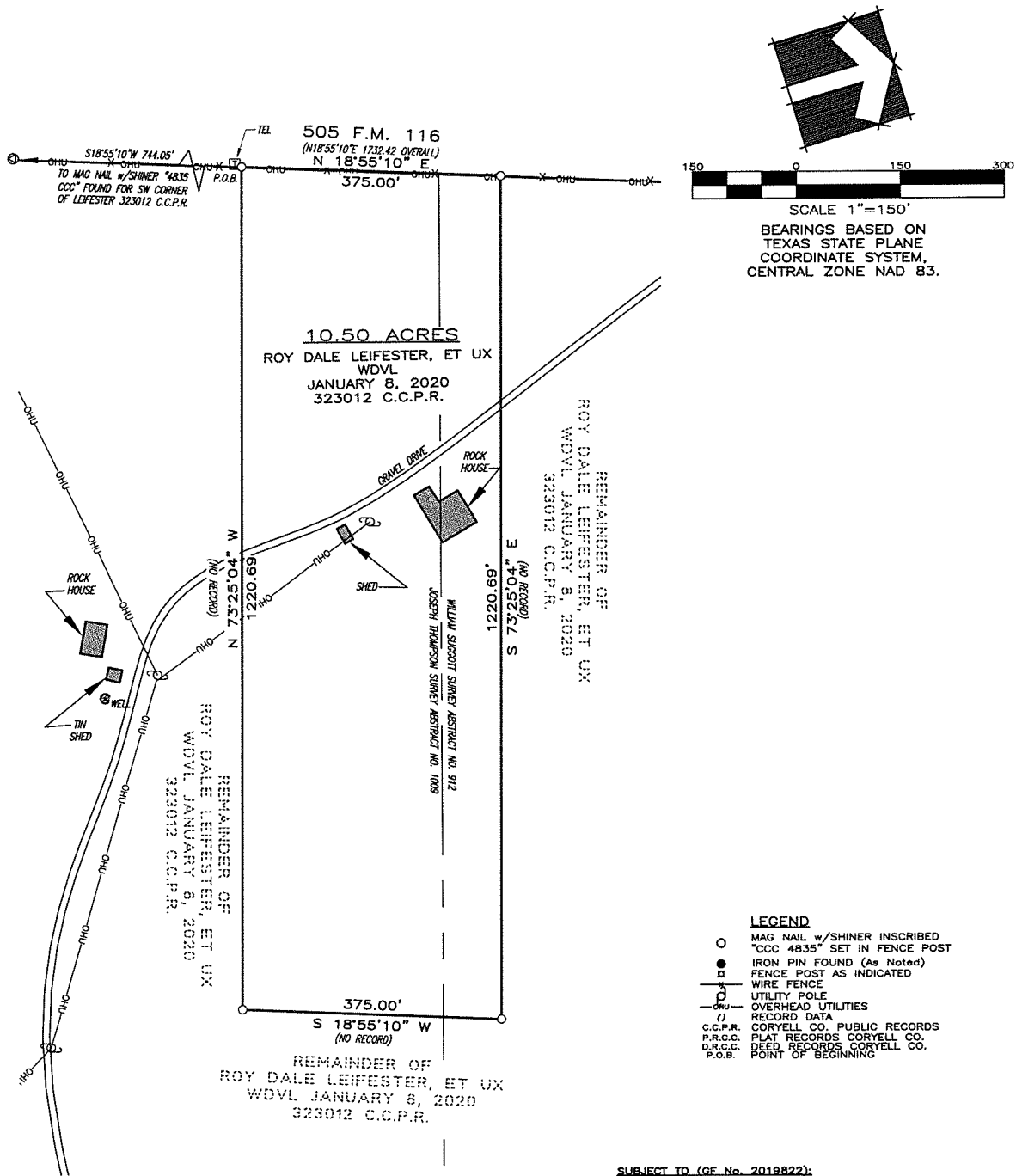


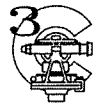
(FIELD NOTES ATTACHED)



**SUBJECT TO (GF No. 2019822):**  
10d. WHITE OIL PIPELINE Co. EASEMENT 93/275 (BLANKET TYPE)  
NOTE: ALL CALLS ARE RECORD AND FOUND EXCEPT AS SHOWN

THIS AREA IS SHOWN TO BE IN ZONE X PER FEMA'S FLOOD INSURANCE RATE MAP #48099C0275F DATED FEBRUARY 17, 2010; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS §  
COUNTY OF LAMPASAS §  
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



**TRIPLE C SURVEYING Co.**  
P.O. Box 544 - Lampasas, Texas 76550  
(512) 845-5440  
email: admin@triplecsurveying.com  
www.triplecsurveying.com Firm No. 10193916



Witness my hand and seal  
this 27th day of  
January, 2020

10.50 ACRES

BEING 10.50 acres of land, approximately 2.44 acres being out of the William Suggott Survey, Abstract No. 912 and approximately 8.06 acres being out of the Joseph Thompson Survey, Abstract No. 1009, Coryell County, Texas, and being a part of that tract described in a Warranty Deed with Vendor's Lien to Roy Dale Leifester, et ux, dated January 8, 2020 and recorded as Document No. 323012 of the Coryell County Public Records and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of F.M. 116 and the west line of said Leifester tract, from which a mag nail w/shiner inscribed "CCC 4835" found in the top of a wood post in the east line of F.M. 116 for the occupied northwest corner of Leisure Acres, a subdivision recorded in Volume 2, Page 45 of the Plat Records of Coryell County and the southwest corner of said Leifester tract bears S 18°55'10" W 744.04 feet;

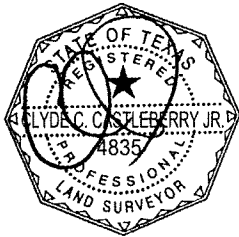
THENCE: N 18°55'10" E 375.00 feet with the east line of F.M. 116 to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for the northwest corner of this tract;

THENCE: S 73°25'04" E 1220.69 feet into said Leifester tract to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for the northeast corner of this tract;

THENCE: S 18°55'10" W 375.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for the southeast corner of this tract;

THENCE: N 73°25'04" W 1220.69 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



January 27, 2020

Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.  
PO Box 544  
Lampasas, Texas 76550  
www.triplecsurveying.com  
Firm No. 10193916

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

Date: January 28, 2020

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

Name of Affiant(s): Roy Dale Leifester,

Address of Affiant: PO BOx 690324, Killeen TX 76549

Description of Property: 10.50 ac Wm Suggott Survey A-912 & J Thompson Survey A-1009

County Coryell, 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 January 27, 2020 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.

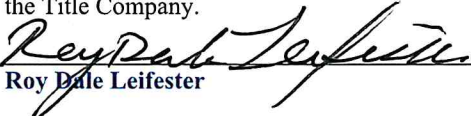
EXCEPT for the following (If None, Insert "None" Below): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

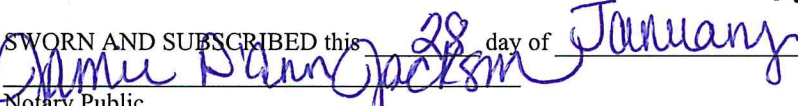
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

  
\_\_\_\_\_  
Roy Dale Leifester



SWORN AND SUBSCRIBED this 28 day of January, 2020

  
\_\_\_\_\_  
Notary Public