

PLAT OF SURVEY

Showing the partition of that tract described in Warranty Deed recorded by Clerk's Instrument No. 200502117 of the Official Public Records.

WILLIAM H. CASTLEBERRY SURVEY, A-38
 GREGG COUNTY, TEXAS

SURVEYED AUGUST 2005 BY

George Taylor
 GEORGE TAYLOR, R.P.L.S. No. 5246



Scale: 1" = 40'
 Job No. 051135

o Denotes set 1/2" rebar, except as noted.

See Field Notes of this survey for a written boundary description.

Robert S. Coleman
 7.094 AC
 Vol. 1436, Page 279 D.R.

Kelly W. Ferrell
 0.836 AC
 #9924819 O.P.R.

APPROVED BY:

Tim Vaughn
 Tim Vaughn, Mayor Date

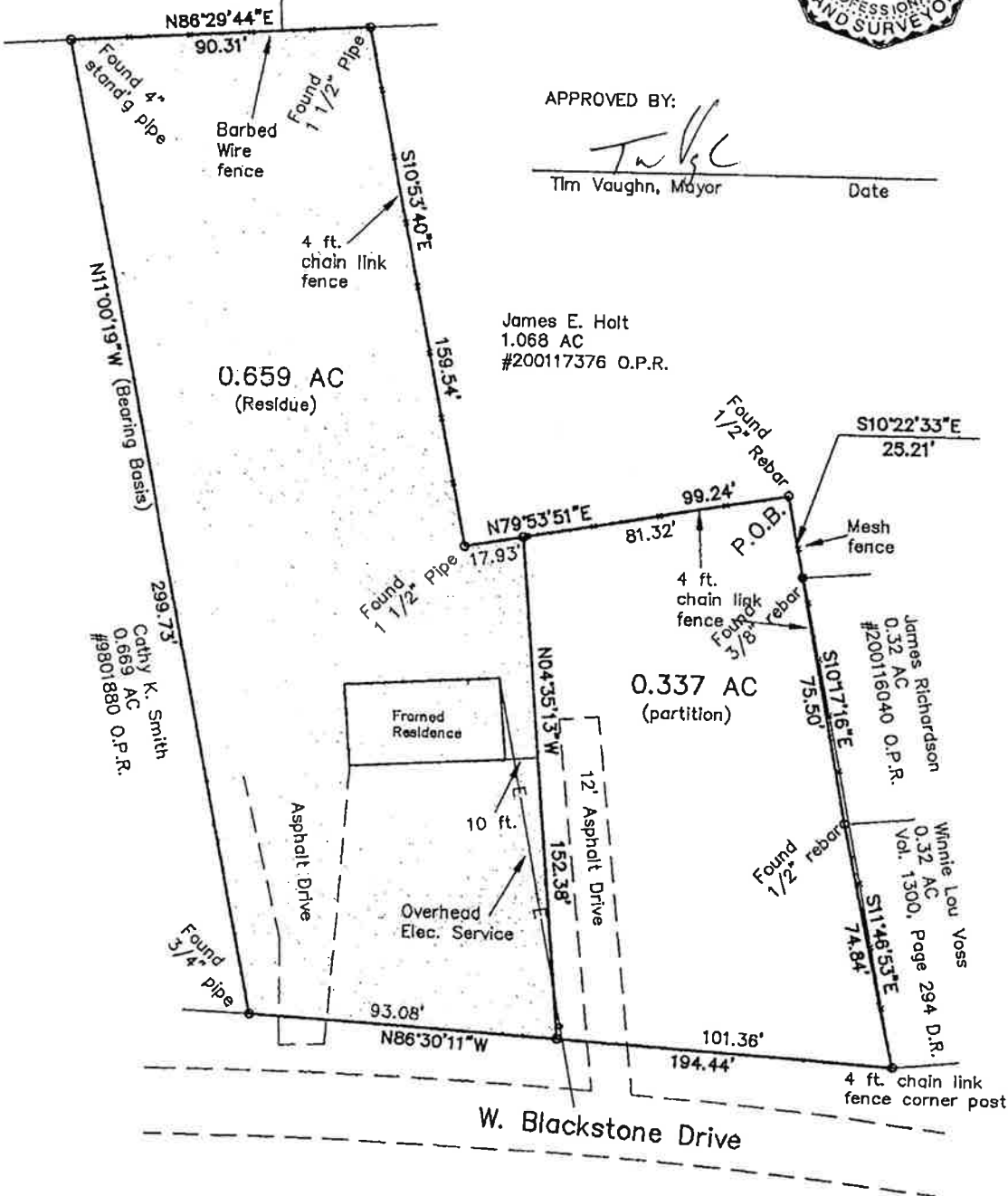
James E. Holt
 1.068 AC
 #200117376 O.P.R.

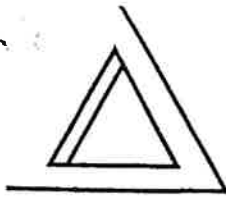
0.659 AC
 (Residue)

0.337 AC
 (partition)

James Richardson
 0.32 AC
 #200116040 O.P.R.

Winnie Lou Voss
 0.32 AC
 Vol. 1300, Page 294 D.R.





Land Surveying Services

P.O. Box 747 • 200 E. Upshur St. • Gladewater, Texas 75647 • (903) 845-7508 • FAX: 844-0225

FIELD NOTES

0.659 Acre

Job No. 051134

All that certain lot, tract, or parcel of land being situated on the WILLIAM H. CASTLEBERRY SURVEY, ABSTRACT NO. 38, GREGG COUNTY, TEXAS, and being the residue of that called approximately 1.00 acre tract conveyed to Judy A. Griffin and Kenneth Chad Pepper by Warranty Deed recorded by Clerk's Instrument No. 200502117 of the Official Public Records of said county. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 3/4" pipe found for the Southwest corner of this tract being the Southeast corner of that 0.669 acre tract conveyed to Cathy K. Smith by Warranty Deed recorded by Clerk's Instrument No. 9801880 O.P.R. being on the North R.O.W. line of Blackstone Drive and bears S 24 deg. 51 min. 11 sec. E 1.21 ft. from a standing 4" pipe;

THENCE N 11 deg. 00 min. 19 sec. W 299.73 ft. to a 4" standing pipe found for the Northeast corner of said Smith tract being the Northwest corner of this tract and being on the South line of that 7.094 acre tract conveyed to Robert Coleman by deed recorded in Vol. 1436, Page 279 D.R.;

THENCE N 86 deg. 29 min. 44 sec. E 63.60 ft. pass a 3/8" rebar with cap (#4445) found for the Southeast corner of said Coleman tract being the Southwest corner of that 0.838 acre tract conveyed to Kelly Ferrell by Warranty Deed recorded by Clerk's Instrument No. 9924819 O.P.R., continuing at a total of 90.31 ft. a 1 1/2" pipe found for the Northerly Northeast corner of this tract being on the South line of said Ferrell tract and being the Northwest corner of that 1.068 acre tract conveyed to James E. Holt by Warranty Deed recorded by Clerk's Instrument No. 200117376 O.P.R.;

THENCE S 10 deg. 53 min. 40 sec. E 159.54 ft. to a 1 1/2" pipe found for an inner ell corner of this tract and being the Southwest corner of said Holt tract;

THENCE N 79 deg. 53 min. 51 sec. E 17.93 ft. to a 1/2" rebar set for the Northwest corner of that 0.337 acre tract partitioned this day;

THENCE S 04 deg. 35 min. 13 sec. E 152.38 ft. along the West line of said partition to a 1/2" rebar set for the Southwest corner of same being the Southeast corner of this tract and bears S 12 deg. 38 min. 58 sec. W 3.91 ft. from a power pole;

THENCE N 86 deg. 30 min. 11 sec. W 93.08 ft. along said R.O.W. line to the point of beginning, containing 0.659 acre of land as surveyed by George Taylor, R.P.L.S. No. 5246.

See Plat of this survey for additional information.

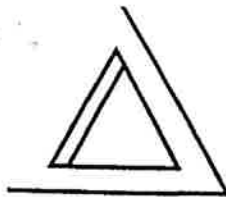
SURVEYOR'S CERTIFICATE

I, George Taylor, Registered Professional Land Surveyor No. 5246, do hereby certify that the above described tract of land was surveyed by personnel under my direct supervision and the field notes describing the boundaries of same were prepared by me, that there are no visible and apparent easements across said property, that there are no encroachments of this property upon adjoining property, or of adjoining property upon this and that no portion of said property lies within the 100 year flood zone as shown on the F.I.R.M. community panel No. 480841-A-02, 12/1/89.

WITNESS my hand and seal at Gladewater, Texas, this the 9th day of August, 2005

George Taylor
George Taylor, R.P.L.S. No. 5246





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FIELD NOTES

0.337 Acre
Job No. 051134

All that certain lot, tract, or parcel of land being situated on the WILLIAM H. CASTLEBERRY SURVEY, ABSTRACT NO. 38, GREGG COUNTY, TEXAS, and being the partition of the East 0.337 acre of that called approximately 1.00 acre tract conveyed to Judy A. Griffin and Kenneth Chad Pepper by Warranty Deed recorded by Clerk's Instrument No. 200502117 of the Official Public Records of said county. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" rebar with cap (Longview Surveying) found for the Northeast corner of this tract being the Easterly Northeast corner of said parent tract and being an inner ell corner of that 1.068 acre tract conveyed to James E. Holt by Warranty Deed recorded by Clerk's Instrument No. 200117376 O.P.R.

THENCE S 10 deg. 22 min. 33 sec. E 25.21 ft. to a 3/8" rebar found for corner being the Southwest corner of said Holt tract being the Northwest corner of that 0.32 acre tract conveyed to James Richardson by Warranty Deed recorded by Clerk's Instrument No. 200116040 O.P.R.;

THENCE S 10 deg. 17 min. 16 sec. E 75.50 ft. to a 1/2" rebar found with cap (Longview Surveying) for corner being the Southwest corner of said Richardson tract being the Northwest corner of that 0.32 acre tract conveyed to Winnie Voss by Warranty Deed recorded in Vol. 1441, Page 334 D.R. and bears S 83 deg. 21 min. 31 sec. W 1.40 ft. from a 4" pipe fence corner post;

THENCE S 11 deg. 46 min. 53 sec. E 74.84 ft. to a 2" galv. fence corner post of a 4' chain link fence for the Southeast corner of this tract being the Southwest corner of said Voss tract and being in said R.O.W. line;

THENCE N 86 deg. 30 min. 11 sec. W 101.36 ft. along said R.O.W. line to a 1/2" rebar set for the Southwest corner of this tract and bears S 12 deg. 38 min. 58 sec. W 3.91 ft. from a power pole;

THENCE N 04 deg. 35 min. 13 sec. W 152.38 ft. along the West line of this tract to a 1/2" rebar set in the Southerly North line of said parent tract for the Northwest corner of this tract;

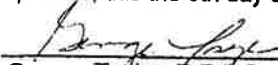
THENCE N 79 deg. 53 min. 51 sec. E 81.32 ft. along said North line to the point of beginning, containing 0.996 acre of land as surveyed by George Taylor, R.P.L.S. No. 5246.

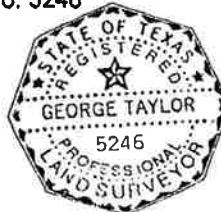
See Plat of this survey for additional information.

SURVEYOR'S CERTIFICATE

I, George Taylor, Registered Professional Land Surveyor No. 5246, do hereby certify that the above described tract of land was surveyed by personnel under my direct supervision and the field notes describing the boundaries of same were prepared by me.

WITNESS my hand and seal at Gladewater, Texas, this the 9th day of August, 2005.


George Taylor, R.P.L.S. No. 5246



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Connie Wade

2005 AUG 22 03:10 PM 200518867
GG \$16.00
CONNIE WADE, COUNTY CLERK
GREGG COUNTY, TEXAS

*Judy Griffin
6512 Pleasant Run Rd
Plano 75023*

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 8/21/05 GF No. _____

Name of Affiant(s): Judy Griffin

Address of Affiant: 304 W Blackstone, White Oak, TX 75693

Description of Property: TR 95 Sec 8 Wht Castleberry A-38

County Gregg, Texas

Date of Survey: August 2005

"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 TX personally appeared Affiant(s) who after by me being duly sworn, stated:

- 1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
- 2. I am familiar with the property and the improvements located on the Property.
- 3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, 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 construction occurred on or near the boundary of 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):

none

- 5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>Judy Griffin</u> Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____ Affiant</p>
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SWORN AND SUBSCRIBED this 22 day of August, 2025

Krista Campbell
Notary Public

