

JOHN DUNLAVY
SURVEY, A - 166

HENRY DUNLAVY, MCADOWELL
Cotied 13-4-013 AC
477/439 D.R.C.T.

WILLIAM ALLEN SURVEY
A - 58
COLORADO COUNTY, TEXAS

Scale 1" = 100'

HENRY T. MOUTH, ET UX
Cotied 11-0-AC
347/197 D.R.C.T.

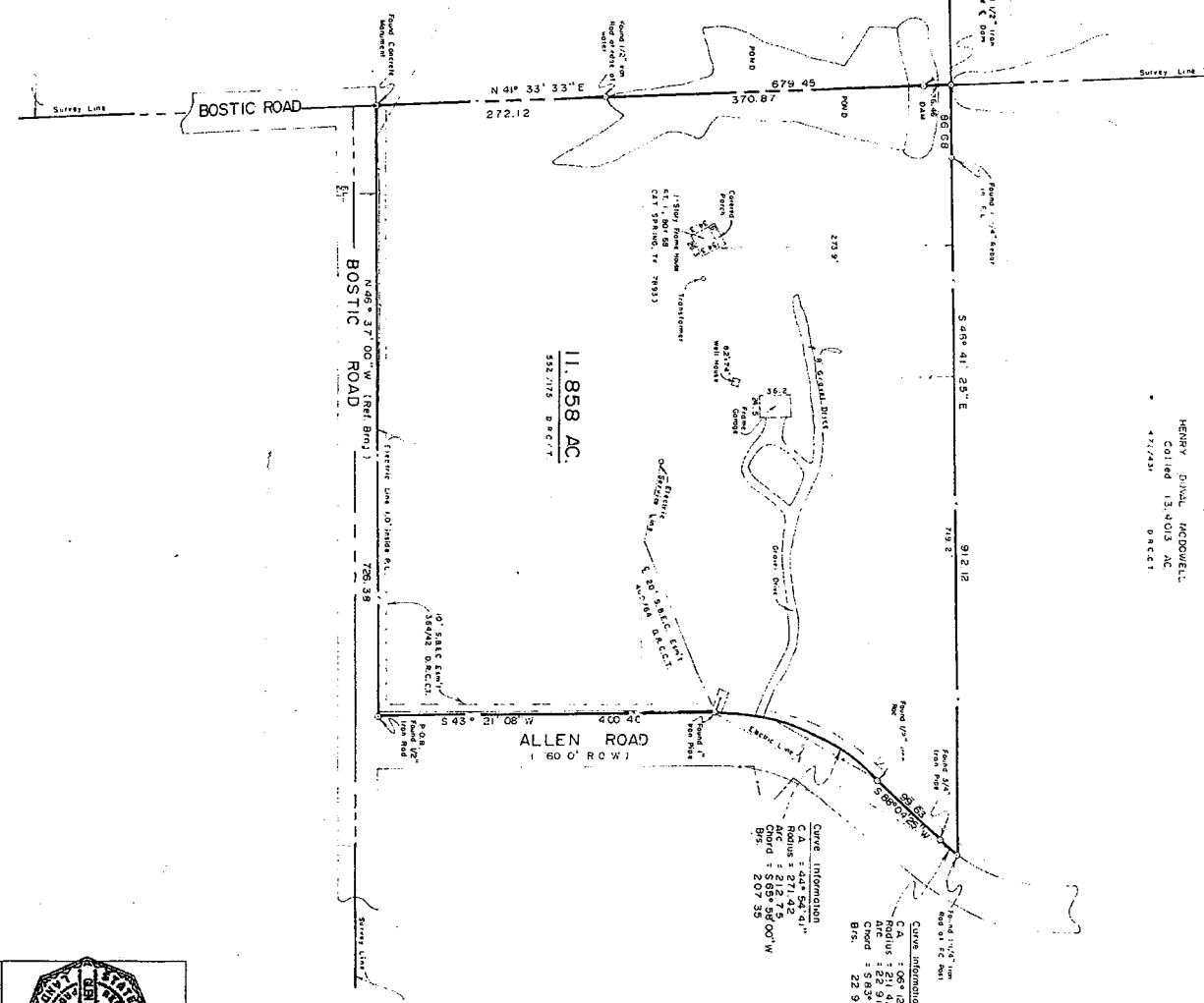
PEYTON NEAL LEAGUE
A - 433

11,858 AC.
332/715 D.R.C.T.

I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on March 24, 1993. I have made all necessary corrections to the plat and/or description, conflicts, or protrusions apparent on the ground except as shown. This survey was performed in connection with the transaction described in G. F. No. _____ of _____ Company.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Glen S. Alexander - Registered Professional Land Surveyor - #4194



NOTE: The tract of land shown hereon does not lie within the Flood Hazard Zone according to the F.I.C. Flood Hazard Boundary Map 4-01-72, Community No. 420144, 2495 15, effective date October 23, 1974.

ALEXANDER SURVEYING 36 S. Front Street - P.O. Box 308 Bellville, Texas 77418 409885-9145	
OWNER: HENRY J. & RUTH D. SETTER	BUYER: ROBERT GARY & LANA LANG PAYNE
Glen S. Alexander	County: COLORADO
R.D.S. No. 4194	Survey: WILLIAM ALLEN, A-58
Date: March 24, 1993	City: Addition
	Field Crw. R.E.
	Commission: G.A.
	Drafting: D.C.
	Work Order: 2049

Allen Rd

FILED FOR RECORD
COLORADO COUNTY, TX

2021 AUG -4 PM 1:31

Exhibit "A"

FIELD NOTES of a survey of a 11.854 acre tract. Being all of that tract lying and situated in the William Allen Survey, Abstract No. 58, Colorado County, Texas. Said 11.854 acre tract being all of that 11.858 acre tract of land described in a General Warranty Deed dated March 31, 1993, from Henry J. Selter and Ruth D. Selter, to Robert G. Payne, Sr. and Lana L. Payne, husband and wife, recorded in Volume 55, Page 74, of the official Records of Colorado County, Texas for which reference is made and the said 11.854 acre tract being described by metes and bounds as follows,

TO-WIT:

BEGINNING at a ½ inch iron rod found (called for in record deed) for the South corner of the 11.854 acre tract said corner being at the Northwest Intersection of Allen Road (60' R.O.W.) and Bostic Road (60' R.O.W.);

THENCE N 46° 37' 00" W a distance of 725.97 feet (called N 46° 37' 00" W - 726.38') with the Northeast line of Bostic Road, the Southwest line of the 11.854 acre tract to a concrete marker found (called for in record deed) for the West corner of the 11.854 acre tract, said corner being also in the Southeast line of a called 10.0 acre tract described in the deed to Henry T. Muth, et ux, Volume 347, Page 197, Colorado County Deed Records;

THENCE N 41° 33' 33" E a distance of 679.45 feet (called N 41° 33' 33" E - 679.45') with the Northwest line of the 11.854 acre tract, the Southeast line of the said 10.0 acre tract to a point in water for the North corner of the 11.854 acre tract, from said point a ½ inch iron rod found for reference bears S 41° 33' 33" W - 36.46 feet, said corner being also in the Southwest line of a called 13.4013 acre tract described in a deed to Henry Duvall McDowell, Volume 472, Page 431, Colorado County Deed records;

THENCE S 46° 42' 11" E a distance of 912.02 feet (called S 46° 41' 25" E - 912.12') with the Northeast line of the 11.854 acre tract, the Southwest line of the 13.4013 acre tract to a 1 ¼ inch iron rod found (called for in record deed) for the most Easterly corner of the 11.854 acre tract in the Northwest line of Allen Road, said corner being also the South corner of the said 13.4013 acre tract, said rod being in a curve to the right;

THENCE with said curve to the right having a radius of 211.42 feet, a delta angle of 6° 09' 46", a length of 22.74 feet, and a chord of S 83° 11' 57" W - 22.73 feet to a ¾ inch iron pipe found (called for in record deed) for corner;

THENCE S 88° 00' 03" W a distance of 99.66 feet (called S 88° 04' 25" W - 99.63') with the Northwest line of Allen Road, the Southeast line of the 11.854 acre tract to a ½ inch iron rod found (called for in record deed) for the point of curvature to a curve to the left;

THENCE with said curve to the left having a radius of 271.42 feet, a delta angle of 44° 54' 41", a length of 213.17 feet, and a chord of S 66° 03' 31" W - 207.74 feet to a ½ inch iron rod set (capped RPLS 1669) for the point of tangency of said curve;

Thence S 43° 21' 08" W a distance of 400.40 feet (called S 43° 21' 08" W - 400.40') with the Northwest line of Allen Road, the Southeast line of 11.854 acre tract to the PLACE OF BEGINNING, containing 11.854 acres of land, as surveyed by Leonard W. Frank, County Surveyor of Colorado County, Texas, and Registered Professional Land Surveyor, Registration No. 1669.

STATE OF TEXAS COUNTY OF COLORADO
I hereby certify that this instrument was FILED on the
date and time stamped hereon by me; and was duly
RECORDED to the Volume and Page of the OFFICIAL
RECORDS of Colorado County, Texas and stamped
hereon by me, on

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AUG 10 2021



Kimberly Menke
KIMBERLY MENKE

COUNTY CLERK, COLORADO COUNTY, TEXAS

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: April 11, 2026 GF No. _____

Declarant: Robert Helmer, Trustee of the AK Migl Revocable Family Trust

Description of Property: 11.854 acres in the William Allen Survey, A-58

County Colorado, Texas

Date of Survey: March 24, 1993

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant 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 the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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):

Main House, Barn/Garage behind garage skwon, and Pool

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and 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 Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Robert Helmer</u> . My date of birth is <u>9-15-1978</u> . and my address is <u>13118 King Circle</u> . _____ .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Colorado</u> County, State of <u>Texas</u> , on the <u>11</u> day of <u>April</u> , <u>2026</u> .</p> <p>Signed: <u>Robert Helmer, Trustee</u> _____ Declarant</p>	<p>My name is _____ . My date of birth is _____ . and my address is _____ . _____ .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____ , on the _____ day of _____ , _____ .</p> <p>Signed: _____ _____ Declarant</p>
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