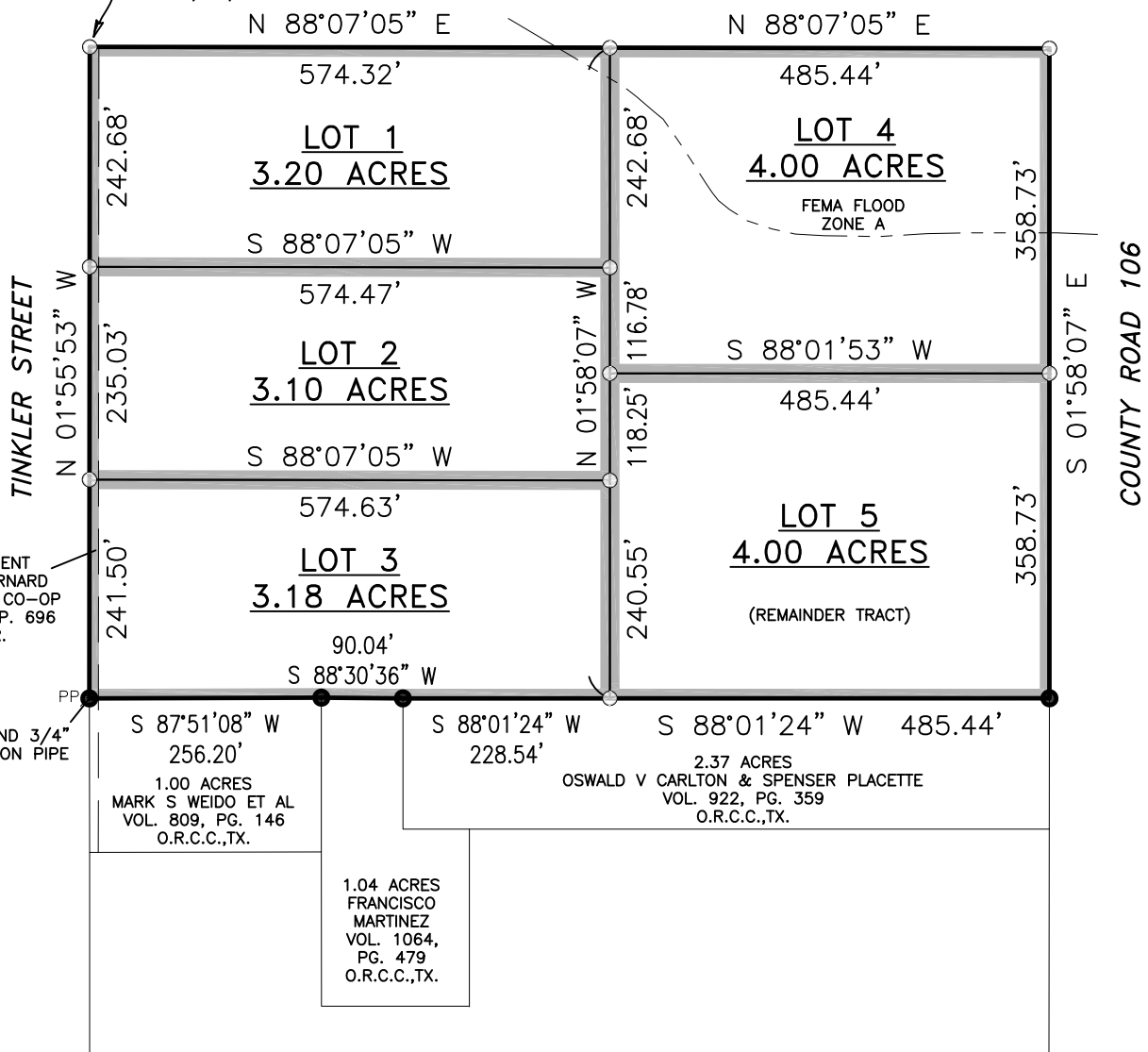


I & G N  
RR CO  
A-284



POINT OF BEGINNING  
17.48 ACRE TRACT  
Y = 13,745,929.88  
X = 2,738,393.82

11TH STREET



EASEMENT  
SAN BERNARD  
ELECTRIC CO-OP  
V. 222, P. 696  
O.R.

PP  
FOUND 3/4"  
IRON PIPE

1.00 ACRES  
MARK S WEIDO ET AL  
VOL. 809, PG. 146  
O.R.C.C.,TX.

1.04 ACRES  
FRANCISCO  
MARTINEZ  
VOL. 1064,  
PG. 479  
O.R.C.C.,TX.

2.37 ACRES  
OSWALD V CARLTON & SPENSER PLACETTE  
VOL. 922, PG. 359  
O.R.C.C.,TX.

OWNERS:  
ROBERT E. COSGRAY  
MARDENE M. COSGRAY  
507 EAST BELL AVENUE  
MCCONNELSVILLE, OH 43756

FEMA FIRM PANEL  
#48089C0425D  
EFFECTIVE: 02/04/2011

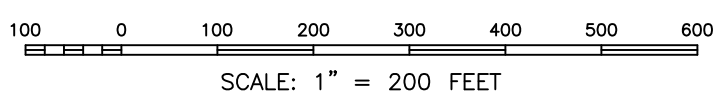
SURVEYOR:  
COLE BARTON, BARTON AND  
ASSOCIATES LAND SURVEYING  
6113 SARATOGA BLVD. SUITE F, #335,  
CORPUS CHRISTI, TX, 78414

LEGEND

- PP ⚡ POWER POLE
- FOUND 5/8" IRON ROD UNLESS NOTED
- SET 5/8" IRON ROD WITH CAP "RPLS 6368"

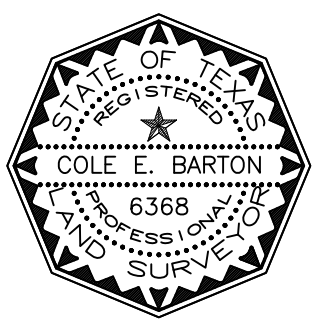
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 10/25/24. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

COLE E. BARTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6368



**BARTON**  
& ASSOCIATES  
LAND SURVEYING

6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284  
TEXAS LICENSED SURVEYING FIRM 10194009  
THE INTERSECTION OF QUALITY AND EFFICIENCY

LIMITED LAND DIVISION  
OF A 17.48 ACRE TRACT

BEING OUT OF THE I. & G. N. R.R. CO. SURVEY, ABSTRACT 284, COLORADO COUNTY, TEXAS, ALSO BEING A DIVISION OF THAT SAME LAND CONVEYED BY MARTHA B. MILEY TO ROBERT E. AND MARDENE M. COSGRAY IN GIFT DEED DATED MAY 21, 1992, AND RECORDED IN VOLUME 20, PAGE 337 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

Completion Date: 11/11/24	File Name: 17.48AC
Scale: 1"=200'	Surveyed by: CB/LB
Drawn by: DJ	Checked by: CB

JOB #: 2410027



**BARTON**  
& ASSOCIATES  
LAND SURVEYING

6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284  
TEXAS LICENSED SURVEYING FIRM 10194009  
THE INTERSECTION OF QUALITY AND EFFICIENCY

## LOT 4 – 4.00 ACRES

### Field Notes Description

Being out of the I. & G. N. R.R. Co. Survey, Abstract 284, Colorado County, Texas, also being out of that same land conveyed by Martha B. Miley to Robert E. and Mardene M. Cosgray in Gift Deed dated May 21, 1992, and recorded in Volume 20, Page 337 of the Official Records of Colorado County, Texas.

Being more fully described by metes and bounds as follows:

**BEGINNING:** at a 5/8" iron rod with cap "RPLS 6368", (Y = 13,745,964.68, X = 2,739,453.01), set at the intersection of the south right of way line of 11th Street and the west right of way line of County Road 106, for the northeast corner of this herein described tract;

**THENCE:** S 01°58'07" E - 358.73 feet along the west right of way line of said County Road 106 and the east line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at the northeast corner of Lot 5, a 4.00 acre tract, (dually surveyed), for the southeast corner of this herein described tract;

**THENCE:** S 88°01'53" W - 485.44 feet along the north line of said Lot 5 and the south line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set at the northeast corner of said Lot 5 and in the east line of Lot 2, a 3.10 acre tract, (dually surveyed), for the southwest corner of this herein described tract;

**THENCE:** N 01°58'07" W - 359.46 feet along the east line of said Lot 2 and the west line of this herein described tract to a 5/8" iron rod with cap "RPLS 6368" set in the south right of way line of said 11th Street and at the northeast corner of Lot 1, a 3.20 acre tract, (dually surveyed), for the northwest corner of this herein described tract;

**THENCE:** N 88°07'05" E - 485.44 feet along the south right of way line of said 11th Street and the north line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 4.00 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "**LIMITED LAND DIVISION OF A 17.48 ACRE TRACT**," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. The surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

December 12, 2024

Job No. 2410027

DJ

COLE E. BARTON  
R.P.L.S. No. 6368



**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**

Date: 12/2/2024 GF No. \_\_\_\_\_  
Name of Affiant(s): Acre Equity, LLC By: Vernon Henry  
Address of Affiant: 945 McKinney St. #17347 Houston, TX 77002  
Description of Property: LOT 4 - 4.0 ACRES - I&GRR CO A-284 CR 106 ROCK ISLAND TX  
County Colorado, Texas  
Date of Survey: 11/11/24

"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 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 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):

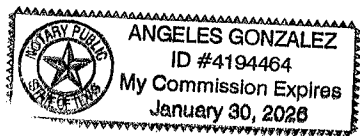
NONE

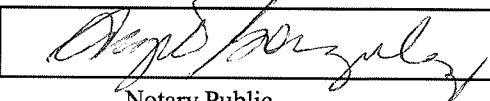
5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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:</p> <p></p> <p>Affiant <b>Vernon Henry</b></p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p></p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 2nd day of December, 2024.



  
Notary Public