

SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT _____

290 ACR 176 being ^{18.76}18.77 acres
Grapeland, TX 75844

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring		X	
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop		X	
Dishwasher		X	
Disposal		X	
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences		X	
Fire Detection Equip.		X	
French Drain		X	
Gas Fixtures		X	
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	

Item	Y	N	U
Natural Gas Lines		X	
Fuel Gas Piping:		X	
-Black Iron Pipe		X	
-Copper		X	
-Corrugated Stainless Steel Tubing		X	
Hot Tub		X	
Intercom System		X	
Microwave		X	
Outdoor Grill		X	
Patio/Decking	X		
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: sump grinder		X	
Rain Gutters		X	
Range/Stove	X		
Roof/Attic Vents	X		
Sauna			X
Smoke Detector	X		
Smoke Detector - Hearing Impaired			X
Spa		X	
Trash Compactor		X	
TV Antenna	X		
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System		X	

Item	Y	N	U	Additional Information
Central A/C	X			X electric gas number of units: 1
Evaporative Coolers		X		number of units: _____
Wall/Window AC Units	X			number of units: 2
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			X electric gas number of units: 1
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: 1 X electric gas other: _____
Fireplace & Chimney		X		wood gas logs mock other: _____
Carport		X		attached not attached
Garage		X		attached not attached
Garage Door Openers		X		number of units: _____ number of remotes: _____
Satellite Dish & Controls		X		owned leased from: _____
Security System		X		owned leased from: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: *[Signature]*, *[Signature]*

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Concerning the Property at _____

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Solar Panels		<input checked="" type="checkbox"/>		owned _____ leased from: _____
Water Heater	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric _____ gas _____ other: _____ number of units: <u>1</u>
Water Softener		<input checked="" type="checkbox"/>		owned _____ leased from: _____
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Underground Lawn Sprinkler		<input checked="" type="checkbox"/>		_____ automatic _____ manual areas covered _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>			if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: _____ city _____ well _____ MUD _____ co-op _____ unknown other: Rural Water Co.

Was the Property built before 1978? _____ yes no _____ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Metal Age: 20 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? _____ yes no _____ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? _____ yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof	<input checked="" type="checkbox"/>	

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Dent in Metal Roof on Porch, small hole in Right rear of Metal bldg. wall, Sealed with SILK Tape.

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	
Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	
Previous Fires		<input checked="" type="checkbox"/>

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Initialed by: Buyer: _____ and Seller: [Signature]

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Concerning the Property at _____

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Previous Roof Repairs	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

The front left bottom of 12x24 out building had termites that were treated and the corner re-blocked.
Soffit trim on corners of house have minor rot.

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in a flood pool.
- Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

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Initialed by: Buyer: _____, _____ and Seller: ,

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Concerning the Property at _____

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$ _____ per _____ and are: mandatory voluntary
Any unpaid fees or assessment for the Property? yes (\$ _____) no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? yes no If yes, describe: _____

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

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Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

 9/11/23
Signature of Seller Date

 9/11/23
Signature of Seller Date

Printed Name: DONALD CARROLL

Printed Name: Clare M. Carroll

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

Electric: HCEC
 Sewer: _____
 Water: Consolidated Water Supply Corp
 Cable: _____
 Trash: Waste Connections
 Natural Gas: _____
 Phone Company: Wind Stream
 Propane: _____
 Internet: Wind Stream

phone #: 800-657-2445
 phone #: _____
 phone #: 936-544-2986
 phone #: _____
 phone #: 903-986-1959
 phone #: _____
 phone #: 800-347-1991
 phone #: _____
 phone #: 800-347-1991

18.76  CC

Concerning the Property at _____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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290 ACR 176 being ~~18.77~~ 19.76 acres
Grapeland, TX 75844 CC

CONCERNING THE PROPERTY AT

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: Gravity Unknown
- (3) Approximate Location of Drain Field or Distribution System: out back left of house Unknown
- (4) Installer: _____ Unknown
- (5) Approximate Age: 20 years Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.
- (2) Approximate date any tanks were last pumped? None
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

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Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water-saving devices</u>	<u>Usage (gal/day) with water-saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Donald E. Carroll 9/11/23
 Signature of Seller Date
Donald E. Carroll

Clare M. Carroll 9/11/23
 Signature of Seller Date
Clare M. Carroll

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date

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

Date: _____

GF No. _____

Name of Affiant(s): **Donald E. Carroll, Clare M. Carroll**

Address of Affiant: **290 ACR 176, Grapeland, TX 75844**

Description of Property: **A0867 Saddler, William T. Block 308 Tract 2B, 18.77 being acres**
County **Anderson**, 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 15, 2022 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): NONE

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.

Clare M. Carroll
Clare M. Carroll

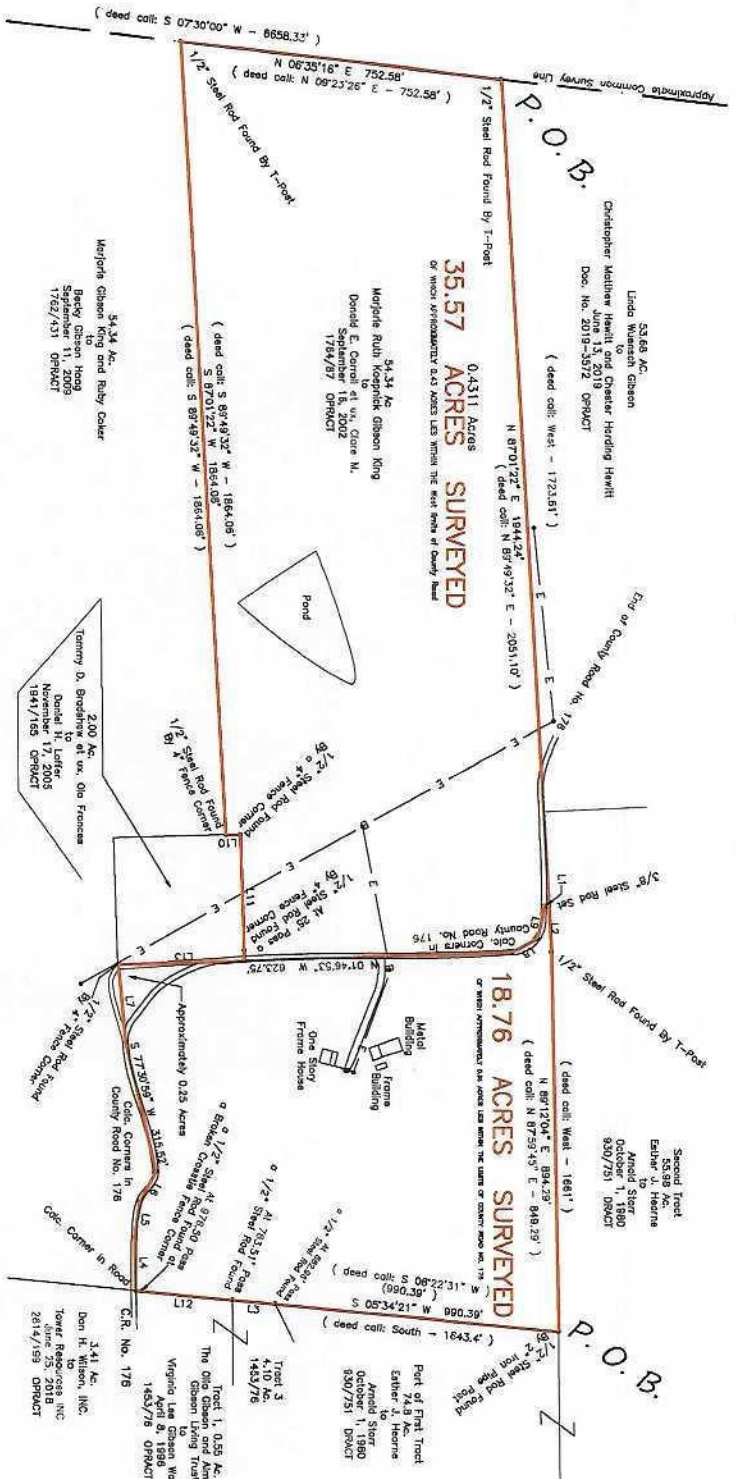
SWORN AND SUBSCRIBED this 17th day of SEPTEMBER 2023

Harold F. Spato
Notary Public



(TXR-1907) 02-01-2010

WILLIAM R. WILSON SURVEY ABSTRACT NO. 66



SCALE: 1" = 200'
PLAT NO. 2022-02

NOTES:

Surveyor did not abstract tract for easements or ownership. No Current Abstract of Title furnished to surveyor.
Visible improvements and utilities are as shown. No attempt made to locate any buried improvements or utilities other than those shown hereon.
Note approximately 0.43 acres of 35.57 acres lies within the limits of County Road No. 176 and approximately 0.98 acres of the 18.76 acres lies within the limits of said road.
Bearings are GRID based on the Texas Coordinate System of 1983. Texas Central Zone Per GPS observations to get to Geodetic bearings at the PLACE OF BEGINNING of the 35.57 acres Rotate the bearings shown hereon clockwise 02 deg 30 min 35 sec, at the PLACE OF BEGINNING of the 18.76 acres Rotate the bearings shown hereon clockwise 02 deg 30 min 35 sec. All distances shown hereon are grid distances and get 30 percent of the grid distances divide all the grid distances by the combined scale factor 0.999937256.
See Written Descriptions.



Alan M. Kirby
Professional Land Surveyor No. 4978
January 13, 2022

WILLIAM T. SADDLER SURVEY ABSTRACT NO. 308

— P L A T —

SHOWING A BOUNDARY SURVEY AND VISIBLE IMPROVEMENTS ON A 35.57 ACRE TRACT AND A 18.76 ACRE TRACT IN THE WILLIAM T. SADDLER SURVEY, ABSTRACT NO. 308, ANDERSON COUNTY, TEXAS, AND BEING A DIVISION OF A CALLED 54.34 ACRES DESCRIBED IN DEED FROM MARJORIE RUTH KOEPNICK GIBSON KING AND RUBY COKER TO DONALD E. CARROLL AND WIFE CLARE M. CARROLL, SEPTEMBER 16, 2002, RECORDED IN VOLUME 1764, PAGE 87, OF THE OFFICIAL PUBLIC RECORDS, ANDERSON COUNTY, TEXAS.

LINE	BEARING	DISTANCE
1	N 07°00'00" E	100.00'
2	S 89°59'59" W	100.00'
3	N 07°00'00" E	100.00'
4	S 89°59'59" W	100.00'
5	N 07°00'00" E	100.00'
6	S 89°59'59" W	100.00'
7	N 07°00'00" E	100.00'
8	S 89°59'59" W	100.00'
9	N 07°00'00" E	100.00'
10	S 89°59'59" W	100.00'
11	N 07°00'00" E	100.00'
12	S 89°59'59" W	100.00'
13	N 07°00'00" E	100.00'
14	S 89°59'59" W	100.00'
15	N 07°00'00" E	100.00'
16	S 89°59'59" W	100.00'
17	N 07°00'00" E	100.00'
18	S 89°59'59" W	100.00'
19	N 07°00'00" E	100.00'
20	S 89°59'59" W	100.00'
21	N 07°00'00" E	100.00'
22	S 89°59'59" W	100.00'
23	N 07°00'00" E	100.00'
24	S 89°59'59" W	100.00'
25	N 07°00'00" E	100.00'
26	S 89°59'59" W	100.00'
27	N 07°00'00" E	100.00'
28	S 89°59'59" W	100.00'
29	N 07°00'00" E	100.00'
30	S 89°59'59" W	100.00'
31	N 07°00'00" E	100.00'
32	S 89°59'59" W	100.00'
33	N 07°00'00" E	100.00'
34	S 89°59'59" W	100.00'
35	N 07°00'00" E	100.00'
36	S 89°59'59" W	100.00'
37	N 07°00'00" E	100.00'
38	S 89°59'59" W	100.00'
39	N 07°00'00" E	100.00'
40	S 89°59'59" W	100.00'
41	N 07°00'00" E	100.00'
42	S 89°59'59" W	100.00'
43	N 07°00'00" E	100.00'
44	S 89°59'59" W	100.00'
45	N 07°00'00" E	100.00'
46	S 89°59'59" W	100.00'
47	N 07°00'00" E	100.00'
48	S 89°59'59" W	100.00'
49	N 07°00'00" E	100.00'
50	S 89°59'59" W	100.00'
51	N 07°00'00" E	100.00'
52	S 89°59'59" W	100.00'
53	N 07°00'00" E	100.00'
54	S 89°59'59" W	100.00'
55	N 07°00'00" E	100.00'
56	S 89°59'59" W	100.00'
57	N 07°00'00" E	100.00'
58	S 89°59'59" W	100.00'
59	N 07°00'00" E	100.00'
60	S 89°59'59" W	100.00'
61	N 07°00'00" E	100.00'
62	S 89°59'59" W	100.00'
63	N 07°00'00" E	100.00'
64	S 89°59'59" W	100.00'
65	N 07°00'00" E	100.00'
66	S 89°59'59" W	100.00'
67	N 07°00'00" E	100.00'
68	S 89°59'59" W	100.00'
69	N 07°00'00" E	100.00'
70	S 89°59'59" W	100.00'
71	N 07°00'00" E	100.00'
72	S 89°59'59" W	100.00'
73	N 07°00'00" E	100.00'
74	S 89°59'59" W	100.00'
75	N 07°00'00" E	100.00'
76	S 89°59'59" W	100.00'
77	N 07°00'00" E	100.00'
78	S 89°59'59" W	100.00'
79	N 07°00'00" E	100.00'
80	S 89°59'59" W	100.00'
81	N 07°00'00" E	100.00'
82	S 89°59'59" W	100.00'
83	N 07°00'00" E	100.00'
84	S 89°59'59" W	100.00'
85	N 07°00'00" E	100.00'
86	S 89°59'59" W	100.00'
87	N 07°00'00" E	100.00'
88	S 89°59'59" W	100.00'
89	N 07°00'00" E	100.00'
90	S 89°59'59" W	100.00'
91	N 07°00'00" E	100.00'
92	S 89°59'59" W	100.00'
93	N 07°00'00" E	100.00'
94	S 89°59'59" W	100.00'
95	N 07°00'00" E	100.00'
96	S 89°59'59" W	100.00'
97	N 07°00'00" E	100.00'
98	S 89°59'59" W	100.00'
99	N 07°00'00" E	100.00'
100	S 89°59'59" W	100.00'



CHEROKEE SURVEYING SERVICES
Registered Professional Land Surveyors

P. O. Box 912
Rusk, Texas 75785
Ph. (903) 795-3958
Firm No. 100466-00

January 18, 2022

RE: Wm T. Saddler, A-308
Anderson County, Texas

DESCRIPTION

BEING 18.76 acres of land in the WILLIAM T. SADDLER SURVEY, ABSTRACT NO. 308, Anderson County, Texas, and being a part of a called 54.34 acre tract described in deed from Marjorie Ruth Koepnick Gibson King and Ruby Coker to Donald E. Carroll and wife, Clare M. Carroll, September 16, 2002, recorded in Volume 1764, page 87, of the Official Public Records of Anderson County, (hereinafter shown as volume/page, OPR for Official Public Records, DR for Deed Records). SAID tract described as follows, Bearings are GRID based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations. At the Point of Beginning the angle of convergence is 02 deg. 30 min. 53 sec. and the combined scale factor is 0.99993726. To get to True North rotate bearings recited herein clockwise by the angle of convergence. To get to surface distances, divide distances recited herein by the combined scale factor. All corners called to be set herein are capped with plastic cap marked KIRBY 4978. SEE PLAT NO: 2022-02:

BEGINNING at a 1/2" steel rod found by a 2" iron pipe post in the South line of a called 55.98 acres described as Second Tract from Esther J. Hearne to Arnold Starr, October 1, 1980, 930/751, DR, for the Northwest corner of the residue of 74.8 acres described as First Tract in deed 930/751, DR, and for the Northeast corner of the said 54.34 acres;

THENCE South 05 deg. 34 min. 21 sec. West, with the East line of said 54.34 acres, and at 662.96 pass a 1/2" steel rod found for the Southwest corner of said Starr First Tract and the Northwest corner of a called 4.10 acres described as Tract 3 in deed from the Olia Gibson and Alma June Gibson Living Trust to Virginia Lee Gibson Watkins, April 8, 1996, 1453/76, OPR, and continuing and at 763.51 feet pass a 1/2" steel rod found for the Southwest corner of the said 4.10 acres and the Northwest corner of a called 0.55 acres described as Tract 1 in deed, 1453/76, OPR, and continuing and at 976.50 feet pass a 1/2" steel rod found at a broken cross tie fence corner in the North limits of County Road No. 176, and continuing 990.39 feet in all to a calculated point for corner in said road for the Southeast corner of said 54.34 acres and the Northwest corner of a called 3.41 acres described in deed from Don H. Wilson, INC. to Tower Resources INC., June 25, 2018, 2614/199, OPR, and for the Northeast corner of a called 54.34 acres described in deed from Marjorie Gibson King and Ruby Coker to Becky Gibson Hoag, September 11, 2009, 1762/431, OPR;

THENCE Westerly with said road and the South line of said Carroll 54.34 acres and the North line of said Hoag 54.34 acres as follows: South 88 deg. 56 min. 22 sec. West - 124.91 feet, North 81 deg. 55 min. 54 sec. West - 82.19 feet, North 61 deg. 55 min. 54 sec. West - 82.19 feet, South 77 deg. 30 min. 59 sec. West - 315.52 feet near a fork in the county road, South 84 deg. 40 min. 18 sec. West, with the Southerly fork road, 182.39 feet to a 1/2" steel rod found in the West limits of said road for the most Easterly Southwest corner of said Carroll 54.34 acres and the Southeast corner of a called 2.00 acres described in deed from Tommy D. Bradshaw to Daniel H. Loffer, November 17, 2005, 1941/165, OPR;

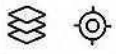
THENCE North 01 deg. 40 min. 34 sec. West, with a East line of said Carroll 54.34 acres and the East line of said 2.00 acres and passing the return of the North fork in road, and continuing 295.16 feet to a calculated point in said road for an ELL corner of the 54.34 acres and the Northeast corner of the 2.00 acres from which a 1/2" steel rod found for reference corner bears South 88 deg. 19 min. 26 sec. West - 25.00 feet;

THENCE Northerly crossing said Carroll 54.34 acres and continuing with said road as follows: North 01 deg. 46 min. 53 sec. West - 623.75 feet, North 28 deg. 45 min. 23 sec. West - 68.66 feet, North 78 deg. 08 min. 45 sec West - 76.31 feet, and North 02 deg. 58 min. 35 sec. West - 10.61 feet to a 3/8" steel rod set in the North line of said Carroll 54.34 acres and the South line of the 55.98 acres for the Northwest corner of this tract;

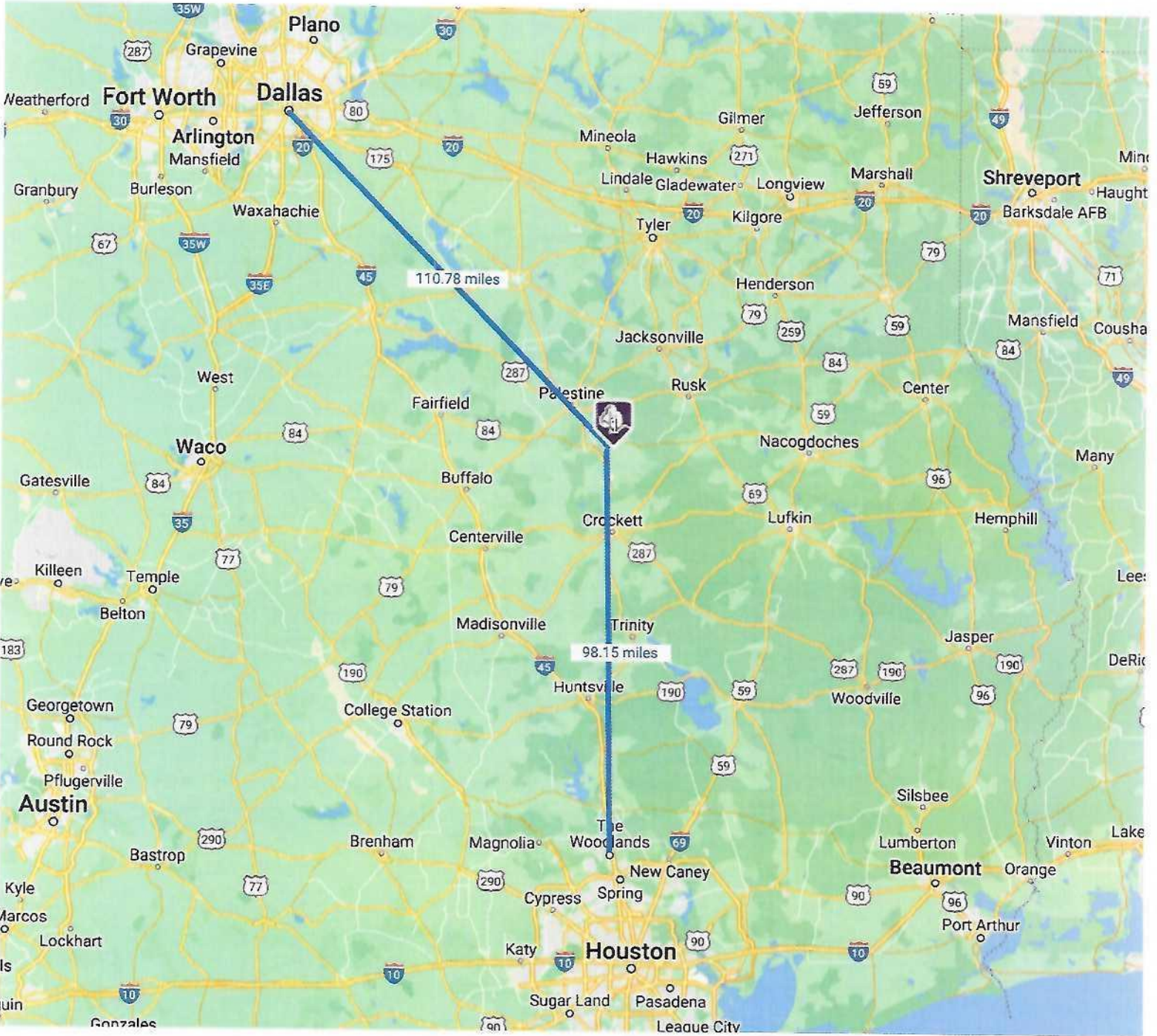
THENCE Easterly with the North line of said Carroll 54.34 acres and the South line of the 55.98 acres as follows: North 87 deg. 01 min. 22 sec East - 106.86 feet to a 1/2" steel rod found by a T-post, and North 89 deg. 12 min. 04 sec. East - 894.29 feet to the PLACE OF BEGINNING and containing within these calls 18.76 acres of which approximately 0.98 acres lies within the limits of County Road No. 176.

Alan M. Kirby
Registered Professional Land Surveyor No. 4978





Click any parcel for parcel details.

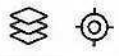


Parcel Disclaimer

Ruler

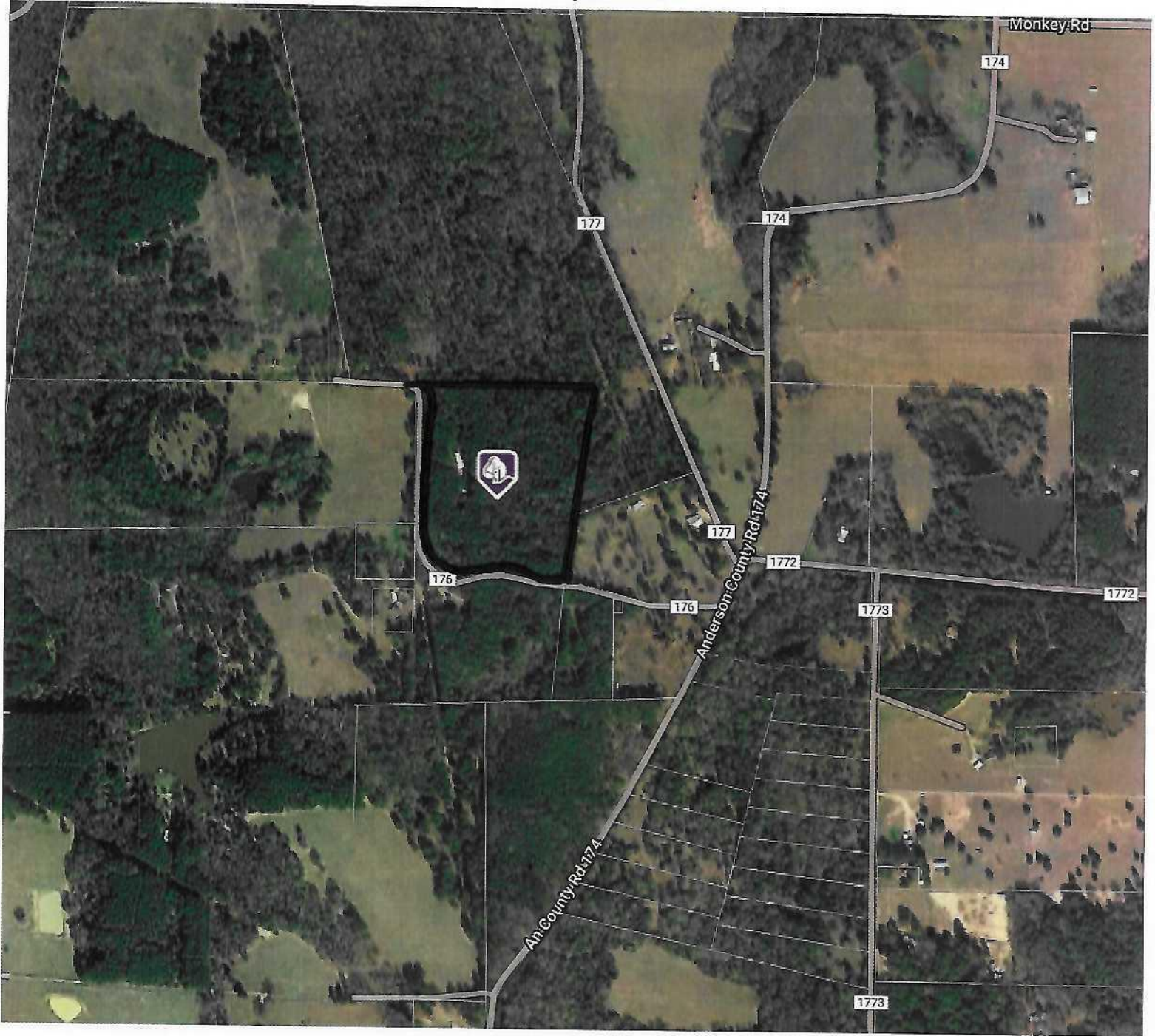
Legend





Click any parcel for parcel details.

18.76 Acres

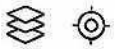


Parcel Disclaimer

Ruler

Legend





Click any parcel for parcel details.

