



LINE	BEARING	DISTANCE
L1	S 44°09'13" E	166.96'

MAP LEGEND

- Set Iron Rod w/ TPS Cap
- Found Survey Monument
- Calculated Corner
- Found Fence Corner Post
- Overhead Power Line
- PP Power Pole
- Telephone Pedestal
- Edge of Road - Asphalt/Gravel
- Wire Fence
- δ Pipeline Marker

GEORGE H. LITTLE SURVEY
ABSTRACT No. 662

FARM TO MARKET ROAD 2761
 (VOL. 231, PG. 271, D.R.C.C.T.)

POC
 FND ½" I.P.

APPARENT SURVEY LINE

COUNTY ROAD 48-1/2
 N 19°45'02" E 154.27'

ENTERPRISE PIPELINE
 (PER RRC GIS)

REMAINDER OF
 HAWTHORNE LAND, LLC
 CALLED 379.34 ACRES
 VOL. 978, PG. 259
 D.R.C.C.T.

TRACT 16
16.135 ACRES
 PORTION OF
 HAWTHORNE LAND, LLC
 CALLED 379.34 ACRES
 VOL. 978, PG. 259
 D.R.C.C.T.

SET ½" I.R.
 W/TPS CAP

S 44°19'05" E 530.13'

SET ½" I.R.
 W/TPS CAP

JIMMIE L. CLASS AND
 BARBARA CLASS
 CALLED 298.98 ACRES
 VOL. 805, PG. 729
 D.R.C.C.T.

PETER K. BARTLESON SURVEY
ABSTRACT No. 84

POB
 SET ½" I.R.
 W/TPS CAP

BARN
 48' 5" x 11' 8"

BARN
 22' 5" x 34' 4"

BARN
 60' 2" x 70' 8"

BARN
 61' 5" x 32' 8"

FND ½" I.R.

SET ½" I.R.
 W/TPS CAP

REMAINDER OF
 HAWTHORNE LAND, LLC
 CALLED 379.34 ACRES
 VOL. 978, PG. 259
 D.R.C.C.T.

S 66°03'01" W 557.52'

BOUNDARY & IMPROVEMENT SURVEY

BEING a 16.135 acre tract situated in the Peter K. Bartleson Survey, Abstract Number 84, Colorado County, Texas, being a portion of that certain called 379.34 acre tract described in instrument to Hawthorne Land, LLC, recorded in Volume 978, Page 259 of the Deed Records of Colorado County, Texas (D.R.C.C.T.), said 16.135 acre tract being more particularly described by attached metes and bounds description.

Purchaser: Spencer Grogan
 Survey: Peter K. Bartleson Survey A-84
 Area: 16.135 Acres
 Colorado County, Texas

Job No.: K213-02_Tract 16-NEW
 Scale: 1" = 200'
 Date: 11/04/2021
 Drawn By: LEG/DED
 Field Crew: TC
 Checked By:
 Revised:

No portion of this property appears to lie within the 100 Year Floodplain per graphic scaling of Community Panel No. 48089C0300D having an effective date of 02/04/2011.

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

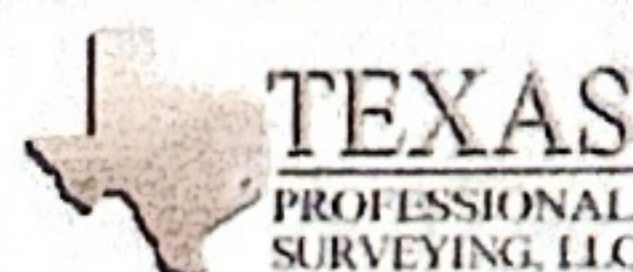
Basis of Bearings:

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204), grid measurement.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524



3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936) 756-7447 - FAX (936) 756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT

(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

J.V.H

M.Q.S

Date: October 11, 2025 GF No. _____

Declarant: Maria and Javier Vilches

Description of Property: A-84 P BARTLESON 16.135 AC HOUSE & BLDGS

County Colorado, Texas

Date of Survey: November 4, 2021

"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:

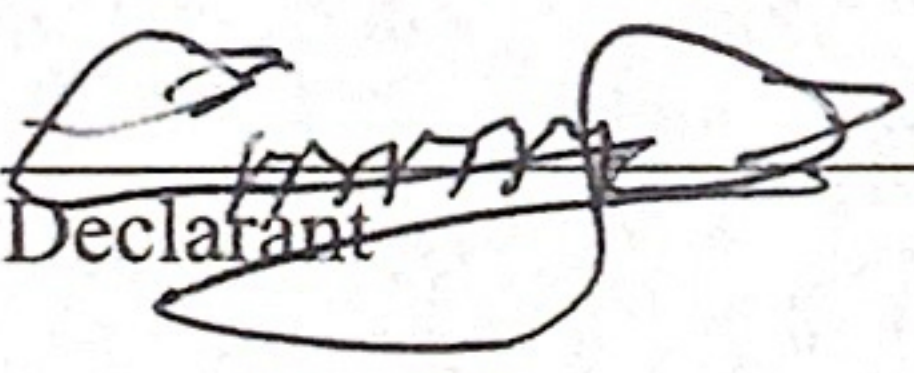
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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):

2022 Water well & well shed, home 2022, built perimeter
New fence, solar panels on SE 1st building, cross J.V.H
fencing, fence around home, chicken pens. M.Q.S

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.

My name is <u>Maria Vilches</u>. My date of birth is <u>Sept 14, 1965</u>. and my address is <u>1093 Sunderman Rd,</u> <u>Alleyton, Tx 78935</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Colorado</u> County, State of <u>Texas</u>, on the <u>11</u> day of <u>November</u>, <u>2025</u> Signed:  Declarant	My name is <u>Javier Vilches</u>. My date of birth is <u>1/30/1964</u>. and my address is <u>1093 Sunderman Road,</u> <u>Alleyton, TX 78935</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Colorado</u> County, State of <u>Texas</u>, on the <u>11</u> day of <u>November</u>, <u>2025</u> Signed: <u>Maria Concepcion Quintero-V.</u> Declarant
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