

(CALLED 28.699 ACRES)
 JEWEL STRAIN
 VOL. 65, PG. 346
 D.R.S.C.T.

PROPERTY DESCRIPTION

Lot 9 in Block 2 of LAKESIDE ADDITION to the City of Glen Rose, Somervell County, Texas according to the plat thereof recorded in Volume 51, Page 630, Deed Records, Somervell County, Texas.

Christopher Lynn Pate

10/05/2019 08:04 PM CDT



Authentisign

Christopher Lynn Pate

02/20/2021

2/20/2021 7:53:11 PM CST

LOT 10, BLOCK 2
 LAKESIDE ADDITION
 VOL. 51, PG. 630
 D.R.S.C.T.

10' BUILDING LINE
 VOL. 65, PG. 539
 D.R.S.C.T.

LOT 8, BLOCK 2
 LAKESIDE ADDITION
 VOL. 51, PG. 630
 D.R.S.C.T.

25' BUILDING LINE
 VOL. 65, PG. 539
 D.R.S.C.T.

LOT 9, BLOCK 2
 LAKESIDE ADDITION
 VOL. 51, PG. 630
 D.R.S.C.T.

ONE STORY
 BRICK RESIDENCE

N 57°50'31" E 139.76'

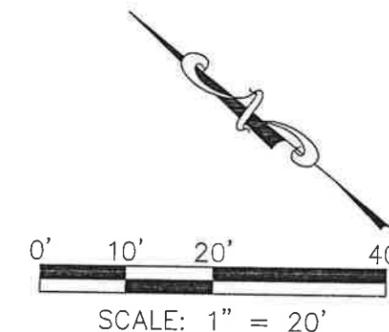
S 38°10'54" E 100.35'

S 58°52'45" W 122.06'

N 49°33'22" W 67.79'

N 45°47'19" W 33.86'

118 SPANISH OAKS TRAIL



SURVEYORS CERTIFICATION

I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as found during the time of this survey, November 19, 2014.



Roy Rodriguez
 Roy Rodriguez, R.P.L.S. No. 5596

Roy Rodriguez
 Dec 9, 2014

NOTES: (1) The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002). (2) (CM) = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

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LEGEND

- ☐ GAS METER
- ⊠ GAS VALVE
- ⊠ TELEPHONE PEDESTAL
- ⊠ POWER POLE
- ⊠ DOWN GUY
- ⊠ S.S. MAN HOLE
- 1/2" CIRS 1/2" SET CAPPED IRON ROD STAMPED 5596
- ⊙ CLEAN OUT
- ⊙ MONITORING WELL
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ SWB MAN HOLE
- ⊠ VAULT
- ⊙ STORM DRAIN MAN HOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ FUEL PORT
- ⊙ WATER VALVE
- ⊠ TRANSFORMER PAD
- ⊙ ELECTRIC BOX
- ⊙ TREE
- ⊙ SIGN
- ☆ LIGHT POLE TYPICAL
- X- FENCE
- OHE- OVER HEAD ELECTRIC

BLUESTAR SURVEYING
 FIRM NUMBER 10147300
 1013 CEDAR BREAK CT. 817-659-9206
 CLEBURNE, TEXAS 76033
 bluestarsurveying@att.net

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

Date: _____

GF No. _____

Name of Affiant(s): Christopher Lynn Pate, Bluewolf Strongheart

Address of Affiant: _____

Description of Property: Lot 9 Block 2 ,Lakeside Addition, Glen Rose

County Somervell, 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."): n/a

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 November 19, 2014 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.

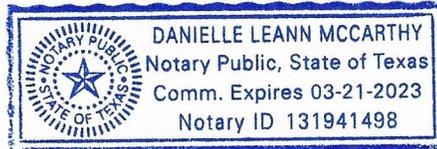
EXCEPT for the following (If None, Insert "None" Below:) Replaced retaining wall in exactly the same location as previous wall. There are no other changes.

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.

Christopher Lynn Pate
Christopher Lynn Pate

Bluewolf Strongheart



SWORN AND SUBSCRIBED this 27th day of February, 2021
Danielle LeAnn McCarthy
Notary Public
State of Texas

(TXR-1907) 02-01-2010

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

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GF No. _____

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Address of Affiant: _____

Description of Property: Lot 9 Block 2, Lakeside Addition, Glen Rose

County Somervell, Texas

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Christopher Lynn Pate
Bluewolf Strongheart

SWORN AND SUBSCRIBED this 3rd day of March, 2021

Notary Public
State of Texas
(TXR-1907) 02-01-2010

