

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED

I, Larry Turman, Registered Professional Land Surveyor, do hereby declare that the plat shown herein was prepared from an actual survey on the ground, under my supervision, of the following described property located at 1044 County Road No. 318:

Lot 25 of CEDAR ROCK ESTATES, Phase One, a subdivision in Somervell County, Texas according to the plat thereof recorded in Volume 80, Page 239 and 280, Red Records, Somervell County, Texas, and in Plot C-1044, Slide No. 73, Plot Records, Somervell County, Texas.

BUILDING RESTRICTIONS
Volume 80, Page 281

EASEMENTS
Volume 81, Page 311/U.L.
Volume 82, Page 534/U.L.L.
Volume 83, Page 438/U.L.L.

EASEMENTS
Volume 80, Page 239 & 280/DOES APPLY
Volume 83, Page 397/DOES APPLY
Volume 87, Page 82/U.L.L.

THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. CALL 1-800-344-8377

N

SANDY OAKS ROAD
(50' R.O.W.)
(a.k.a. County Road No. 318)

N 58°13'10" E
249.95'

(Plat N 58°13'10" E 250.00')
Found 6" U.L. w/Aluminum cap
20' B.L.
8' U.L.

Found 6" U.L. w/Aluminum cap
20' B.L.
8' U.L.

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8' U.L.

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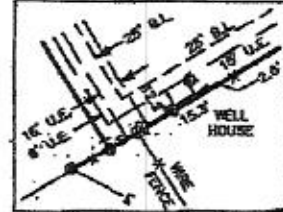
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8' U.L.

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20' B.L.
8' U.L.



DETAIL
MOST SOUTHERLY CORNER
(SCALE 1" = 100')

LOT 25

S 31°47'30" E
1019.34'

LOT 26
5.849 AC

LOT 27

LEGEND

B.L.	BOUNDARY LINE
U.L.	UTILITY LINE
—	OVERHEAD POWER LINES
—	WELL
—	OFF WIRE
—	POWER POLE
—	ELECTRIC BOX
—	WIRE FENCE
U.L.	UTILITY EASEMENT
B.L.	BOUNDARY LINE
RD	ROAD RIGHT-OF-WAY

NOTE:
50' B.L. ALONG FRONT LOT LINE
25' B.L. ALONG ANY PROPERTY LINE
10' U.L. ON REAR PROPERTY LINE
8' U.L. ALONG INTERIOR LOT LINES

NOTE: BEARINGS ARE BASED ON PLAT CALLS.

OWNER: RANDALL BOZARTH and DEANNA BOZARTH

To the Lien holder and/or owners of the premises surveyed and to FIRST BANK OF TEXAS, P.S. The undersigned does hereby declare that this survey was this day made on the ground of the property legally described herein and that there are no omissions, discrepancies, boundary line conflicts, overlapping of improvements, visible lines or roads in place except as shown herein, and that said property has access to and from a dedicated roadway except as shown herein.

FLOOD NOTE: I hereby declare that the property described herein is not within a special flood hazard area as identified by the Federal Insurance Administration, Department of Housing and Urban Development, according to the Federal Insurance Administration Flood Hazard Boundary Map effective on 04/03/1995 for the Panel No. 48425C0050 D. All Flood lines are estimated or scaled from FEMA maps unless otherwise stated.

[Signature]
Larry Turman & Assoc.
P.O. Box 1880
Prosser, Texas 77048-1880
OFFICE 512/578-8854 FAX 512/578-8850



SCALE: 1" = 200'
DATE: 02/10/2004
C.F. No: 00480019

JOB NO. 210002
DRAFTED BY: FM

17 Alan Miller 10/24/2014 Lead Surveyors 10/24/14

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

Date: 06/14/2022

GF No. _____

Name of Affiant(s): Timmy Alan Mullins, Keali D. Mullins

Address of Affiant: 1544 CR 318, Glen Rose, TX 76043

Description of Property: 5.85 acres, Lot 26, Cedar Rock Estates, 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 02/10/2004 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): metal back yard fence built well within property lines

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.

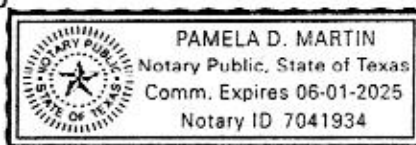
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Timmy Alan Mullins
Keali D. Mullins
Keali D. Mullins

SWORN AND SUBSCRIBED this 14th day of June, 2022,
Pamela D. Martin

Notary Public
State of Texas

(TXR-1907) 02-01-2010



Page 1 of 1

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

Date: June 16, 2022

GF No. _____

Name of Affiant(s): Timmy Alan Mullins, Keali D. Mullins

Address of Affiant: 1544 CR 318, Glen Rose, TX 76043

Description of Property: 5.85 acres, Lot 26, Cedar Rock Estates, Glen Rose,
County Somervell, Texas

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Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

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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 February 10, 2004 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.

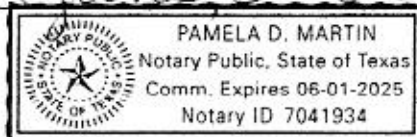
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Timmy Alan Mullins
Timmy Alan Mullins

SWORN AND SUBSCRIBED this 16th day of June 2022
Pamela D. Martin
Notary Public
State of Texas



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