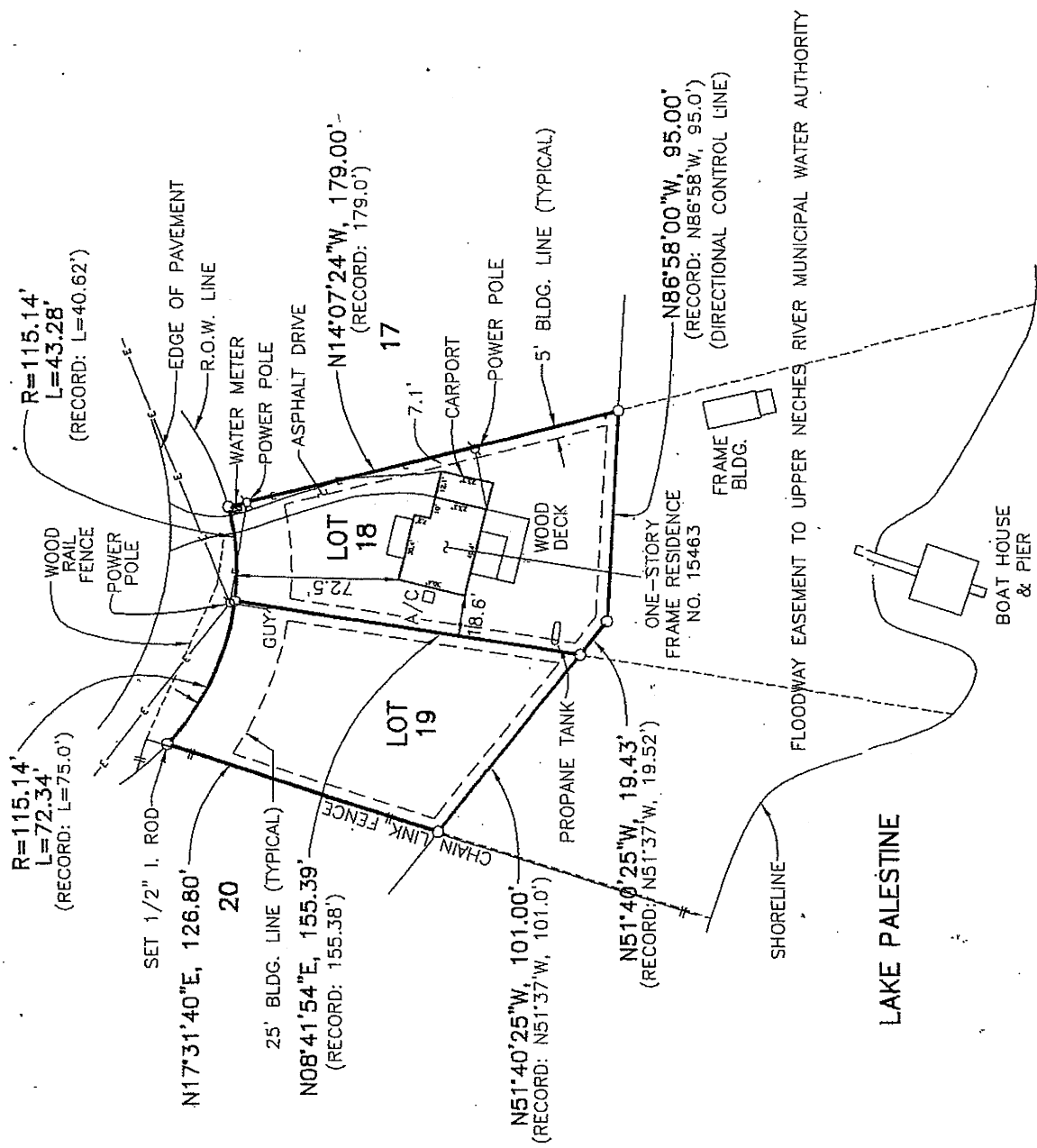


INDICATES FND. 1/2" I. ROD
UNLESS OTHERWISE NOTED

CEDAR BAY DRIVE (60' R.O.W.)



LAKE PALESTINE

230'

PLAT OF RESIDENTIAL LOT SURVEY

I hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision of property located at 15463 Cedar Bay Drive, Bullard, Smith County, Texas, and being further described as follows:

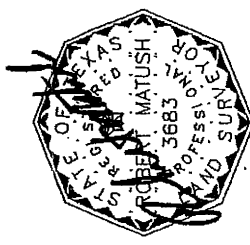
Being all of Lot 18 and Lot 19, CEDAR BAY SUBDIVISION UNIT NO. 1, a part of the Pedro E. Bean League, A-2, according to the plat thereof recorded in Volume 6, Page 63, of the Plat Records of Smith County, Texas.

All improvements are situated within the boundaries of the property surveyed and there are no visible or apparent encroachments, protrusions, or conflicts, except as shown. Building setback lines are shown as per Deed Restrictions recorded in Vol. 1352, Pg. 196, S.C.D.R. (Expired in 1995)

NATIONAL FLOOD INSURANCE RATE MAP ZONE 'C' - Not in Area of 100-Year Flood. (Community Panel No. 481185 0340 B)

(PURCHASER: Ronnie Horton et ux Nancy Horton)
GF NO. 2036279

Robert Matush - R.P.L.S. 3683
JOB NO. 03-504 16 July 2003 Scale: 1"=60'



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

Date: April 13, 2022 GF No. _____

Name of Affiant(s): William C. Prewett & Sharon A. Prewett

Address of Affiant: 7530 ~~165th~~ ~~Kasha~~, Flint, TX 75762

Description of Property: Lots 18 & 19, Cedar Bay Unit #1
County Smith, 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 July 16, 2003 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.

William C. Prewett
William C. Prewett
Sharon A. Prewett
Sharon A. Prewett



SWORN AND SUBSCRIBED this 15th day of April, 2022
Starla A Evans
Notary Public
Texas

(TXR-1907) 02-01-2010

Staples Sothby's International Realty, 2344 Dueling Oaks Tyler TX 75703
Dana Staples

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