

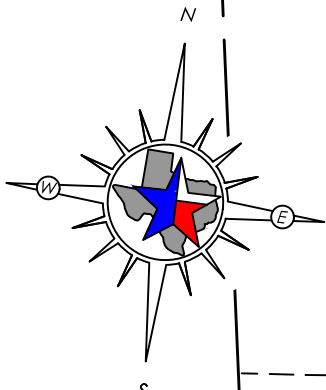
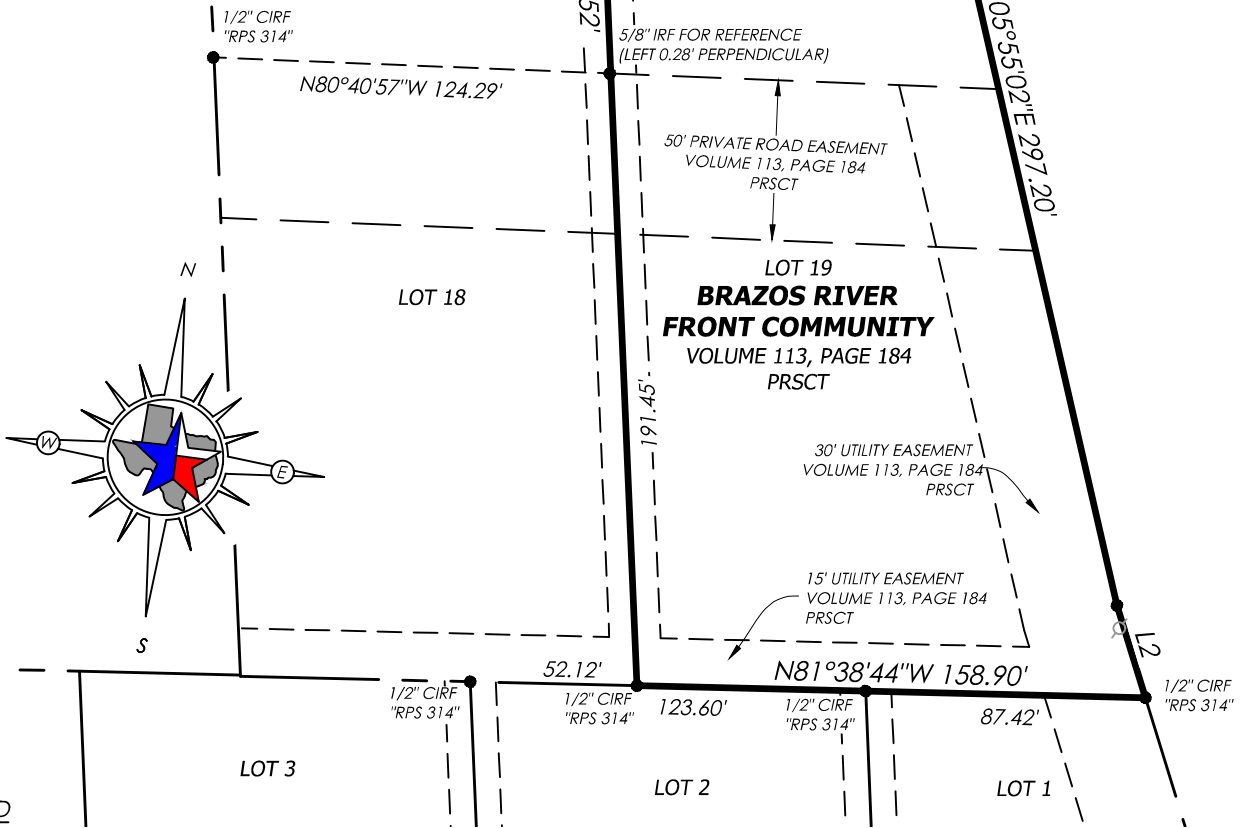
# TITLE SURVEY

LOT 19 OF "BRAZOS RIVERFRONT COMMUNITY" A SUBDIVISION IN SOMERVELL COUNTY, TEXAS ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 113, PAGE 184 AND CABINET ONE, SLIDE 105, PLAT RECORDS OF SOMERVELL COUNTY, TEXAS.

## BRAZOS RIVER

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	S03°56'57"E	38.78'
L2	S10°05'29"E	30.16'

SWD  
CALLED TRACT TWO  
**TSW RANCH, LLC, A TEXAS  
LIMITED LIABILITY COMPANY**  
CC#2008-3087  
OPRSCT



### LEGEND

ALL SYMBOLS MAY NOT APPLY

- POWER POLE
- CHAINLINK FENCE
- BARBED WIRE FENCE
- WOOD FENCE
- IRON FENCE

DRSCT = DEED RECORDS, SOMERVELL COUNTY, TEXAS  
 PRSCT = PLAT RECORDS, SOMERVELL COUNTY, TEXAS  
 OPRSCT = OFFICIAL PUBLIC RECORDS, SOMERVELL COUNTY, TEXAS  
 CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
 IRF = IRON ROD FOUND  
 IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"  
 OHE = OVERHEAD ELECTRIC

### GENERAL NOTES

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- 2) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY AGENTS NATIONAL TITLE INSURANCE COMPANY (THROUGH TRULY TITLE), G.F. NO. 21013715-32, ISSUED JANUARY 7, 2022, EFFECTIVE: DECEMBER 24, 2021. ALL MATTERS REFERENCED IN SAID TITLE COMMITMENT WERE PROVIDED BY THE TITLE COMPANY. ONLY PLATTED EASEMENTS ARE SHOWN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

### SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY.

### ATTENTION TO SCHEDULE B ITEMS

- A. BUILDING LINES, EASEMENTS AND OTHER MATTERS AS SHOWN ON PLAT RECORDED IN VOLUME 113, PAGE 184 AND CABINET ONE, SLIDE 105. PLAT RECORDS, SOMERVELL COUNTY, TEXAS. **DO AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.**
- B. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS AS SET OUT IN DOCUMENT(S) FILED IN VOLUME 109, PAGE 027, AND FURTHER OUTLINED IN VOLUME 113, PAGE 389, REAL RECORDS OF SOMERVELL COUNTY, TEXAS, AND AMENDED BY INSTRUMENT NO. 20083247, OFFICIAL PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS, AND ALSO AS SET FORTH IN ASSIGNMENT OF DEVELOPER'S RIGHTS FOR BRAZOS RIVERFRONT COMMUNITY, FILED AS INSTRUMENT NO. 20090064, OFFICIAL PUBLIC RECORDS, SOMERVELL COUNTY, TEXAS. SAID LIEN BEING SUBORDINATE AS PROVIDED FOR THEREIN. **DO AFFECT THE SUBJECT PROPERTY.**
- C. MINERAL RESERVATION IN INSTRUMENT DATED OCTOBER 1, 2007 FROM ROBERT R. YEAMAN AND MARGARET V. YEAMAN TO DEBBIE SKILES, RECORDED AS INSTRUMENT NO. 20072795, OF THE OFFICIAL PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SINCE DATE OF SAID INSTRUMENT. **DOES APPEAR TO AFFECT THE SUBJECT PROPERTY.**
- D. ROYALTY RESERVATION IN INSTRUMENT DATED JANUARY 24, 1924 FROM E.K. PRUITT JOINED BY HER HUSBAND J.C. PRUITT TO H.E. STOY, RECORDED IN VOLUME Y, PAGE 422 OF THE DEED RECORDS OF SOMERVELL COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SINCE DATE OF SAID INSTRUMENT. **DOES APPEAR TO AFFECT THE SUBJECT PROPERTY.**
- E. OIL, GAS AND MINERAL LEASE EXECUTED BY O.P. HEWLETT AND WIFE ZORA HEWLETT TO J. PAUL HIGHTOWER, DATED APRIL 29, 1948 AND RECORDED IN VOLUME 41, PAGE 107 OF THE DEED RECORDS OF SOMERVELL COUNTY, TEXAS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). **DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.**
- F. EASEMENT EXECUTED BY O.P. HEWLETT AND WIFE, ZORA HEWLETT TO STATE HIGHWAY COMMISSION, DATED MAY 15, 1954 AND RECORDED IN VOLUME 45, PAGE 420 OF THE DEED RECORDS OF SOMERVELL COUNTY, TEXAS. **DOES NOT AFFECT THE SUBJECT PROPERTY.**
- G. EASEMENT EXECUTED BY O. P. HEWLETT AND ZOLA HEWLETT TO TEXAS TELEPHONE AND TELEGRAPH COMPANY, DATED MAY 8, 1957 AND RECORDED IN VOLUME 47, PAGE 402 OF THE DEED RECORDS OF SOMERVELL COUNTY, TEXAS. **DOES NOT AFFECT THE SUBJECT PROPERTY.**
- H. MINERAL RESERVATION IN INSTRUMENT DATED OCTOBER 1, 2007 FROM ROBERT R. YEAMAN AND MARGARET V. YEAMAN TO DEBBIE SKILES, RECORDED AS INSTRUMENT NO. 20072795, OF THE OFFICIAL PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SINCE DATE OF SAID INSTRUMENT. **DOES AFFECT THE SUBJECT PROPERTY.**
- I. MEMORANDUM OF OIL, GAS AND MINERAL LEASE EXECUTED BY ROBERT R. YEAMAN AND WIFE, MARGARET V. YEAMAN TO QUICKSILVER RESOURCES INC, DATED FEBRUARY 5, 2007 AND RECORDED AS DOCUMENT NO. 20070580 OF THE OFFICIAL PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS. **DOES AFFECT THE SUBJECT PROPERTY.**



*Marshall Miller*  
 MARSHALL W. MILLER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6882  
 STATE OF TEXAS  
 JANUARY 30, 2022



—LONESTAR—  
**LAND SURVEYING, LLC**  
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 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM