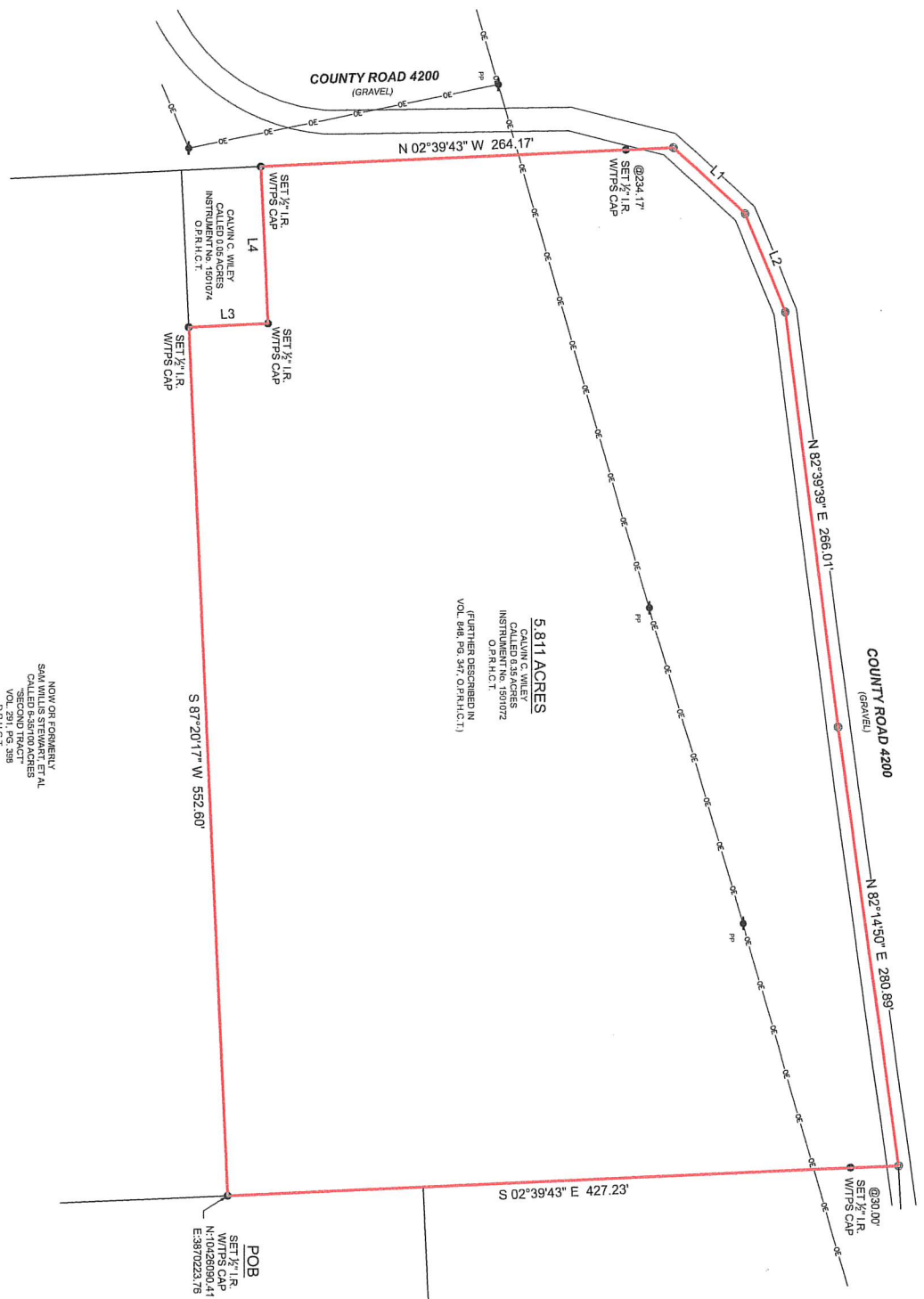




Scale: 1" = 50'

- SYMBOL LEGEND**
- OBSERVED ELECTRIC CABLE AND POWER
 - FOUND SURVEY MONUMENT
 - SET SURVEY MONUMENT
 - POWER POLE

LINE	BEARING	DISTANCE
1	N 82°14'50" E	67.79'
2	N 02°39'43" W	67.79'
3	N 02°39'43" W	50.00'
4	S 87°20'17" W	100.00'



5.811 ACRES
 CALVIN C. WILEY
 CALLED 0.6-ACRES
 INSTRUMENT No. 1561074
 O.P.R.H.C.T.
 (FURTHER DESCRIBED IN
 VOL. 664, PG. 676, O.P.R.H.C.T.)

NOW OR FORMERLY
 SAM WILKS STEWART ET AL
 CALLED 0.6-ACRES
 INSTRUMENT No. 1561074
 O.P.R.H.C.T.
 VOL. 291, PG. 299
 D.R.H.C.T.

NOW OR FORMERLY
 REMAINDER OF
 CALLED 5.539100 ACRES
 INSTRUMENT No. 6921
 D.R.H.C.T.

EDWARD TYLER SURVEY
 ABSTRACT NO. 1019

HENRY PORTER WILEY AND
 MARY JANE WILEY
 CALLED 0.6-ACRES
 INSTRUMENT No. 1561074
 O.P.R.H.C.T.

POB
 SET 1/2" I.R.
 W/TPS CAP
 N-10426090.41
 E-3970223.76

GENERAL NOTES

1) THIS SURVEY WAS PERFORMED WITHOUT REFLECTOR OR A CORRECTION TO THE REPORT SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EXISTENCE OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL RECORDS DEPARTMENT FOR ANY RESTRICTIONS, EASEMENTS, OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 FOOT BUFFER ZONE OF A HIGHWAY OR AIRWAY AS SHOWN ON THE 2011 AERIAL PHOTOGRAPHIC SURVEY OF TARRANT COUNTY, TEXAS, NO. 48220000 HAVING AN EFFECTIVE DATE OF 04/20/11.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT) CENTRAL ZONE (TMS-2011), U.S. B. M. 5601.000. ALL DISTANCES ARE REFERENCED TO THE TEXAS PROFESSIONAL SURVEYING, LLC.

LOCAL RULES AND REGULATIONS OF TARRANT COUNTY, TEXAS, ARE REFERENCED TO THE SURVEY OF EDWARD TYLER, A-1019 INSTRUMENT NO. 6921.

TEXAS PROFESSIONAL SURVEYOR
 TARRANT COUNTY, TEXAS
 No. 01252427 Exp. 03/24/2018
 From No. 0024240

PROJECT NUMBER: 3432, 2.871ACRES

DATE: 01/02/2025
 CHECKED BY: MMS/MJM
 FIELD CREW: JM
 REVISION 1: JM
 REVISION 2:
 REVISION 3:
 REVISION 4:

PURCHASER: LOCAL RULES AND REGULATIONS OF TARRANT COUNTY, TEXAS, ARE REFERENCED TO THE SURVEY OF EDWARD TYLER, A-1019 INSTRUMENT NO. 6921.

LOCAL RULES AND REGULATIONS OF TARRANT COUNTY, TEXAS, ARE REFERENCED TO THE SURVEY OF EDWARD TYLER, A-1019 INSTRUMENT NO. 6921.

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LOCAL RULES AND REGULATIONS OF TARRANT COUNTY, TEXAS, ARE REFERENCED TO THE SURVEY OF EDWARD TYLER, A-1019 INSTRUMENT NO. 6921.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE SURVEY UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT IN THE OPINION OF THE SURVEYOR.

Thomas A. McIntire
 Registered Professional Land Surveyor No. 6921

BEING A 5.811-acre tract of land situated in the Edward Tyler Survey, Abstract Number 1019, Tarrant County, Texas, being all that same called 5.53-acre tract, remainder of the survey of Edward Tyler, Abstract No. 1019, Tarrant County, Texas, (O.P.R.H.C.T.), and being further described in Volume 664, Page 347, O.P.R.H.C.T., known description.

BOLLANDT SURVEY

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

Date: September 27, 2023 GF No. _____

Name of Affiant(s): Asset Resolution Partners, Logan Fullmer, Managing Partner

Address of Affiant: 8531 N New Braunfels Ave. #101, San Antonio, TX 78217

Description of Property: 6044 CR 4200, Lovelady, TX 75851 - 5.811 Acres, Edward Tyler Survey, Abstract 1019
County Houston, 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."): Owner

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 September 18, 2023 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

Logan Fullmer, Managing Partner

Logan Fullmer, Managing Partner

09/29/23

SWORN AND SUBSCRIBED this 27th day of September, 2023

Angela Joslen
Notary Public
Angela Joslen
(TXR-1907) 02-01-2010

