

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

Date: 2-20-2017

GF No. _____

Name of Affiant(s): Estate of Theta J. Zornes, Robert Zornes, Estate Administrator

Address of Affiant: 38930 Butterfield Lane, Zephyrhills, FL 33542

Description of Property: A042 Brown, Edward, Acres 39.0

County Caldwell, 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 Florida, 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.

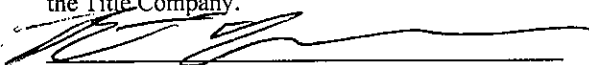
4. To the best of our actual knowledge and belief, since 4/25/2006 there have been no:

- 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.


Estate of Theta A. Zornes, Robert Zornes, Executor

SWORN AND SUBSCRIBED this 20th day of FEBRUARY, 2017

Notary Public

(TAR-1907) 02-01-2010

RE/MAX Bastrop Area, 87 Loop 150 West Bastrop, TX 78602
Janis Penick

Produced with zipForm® by zipLogix 16070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



KIRK A. CHARLTON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF91549
Expires 3/7/2018

Fax: 512.366.9613

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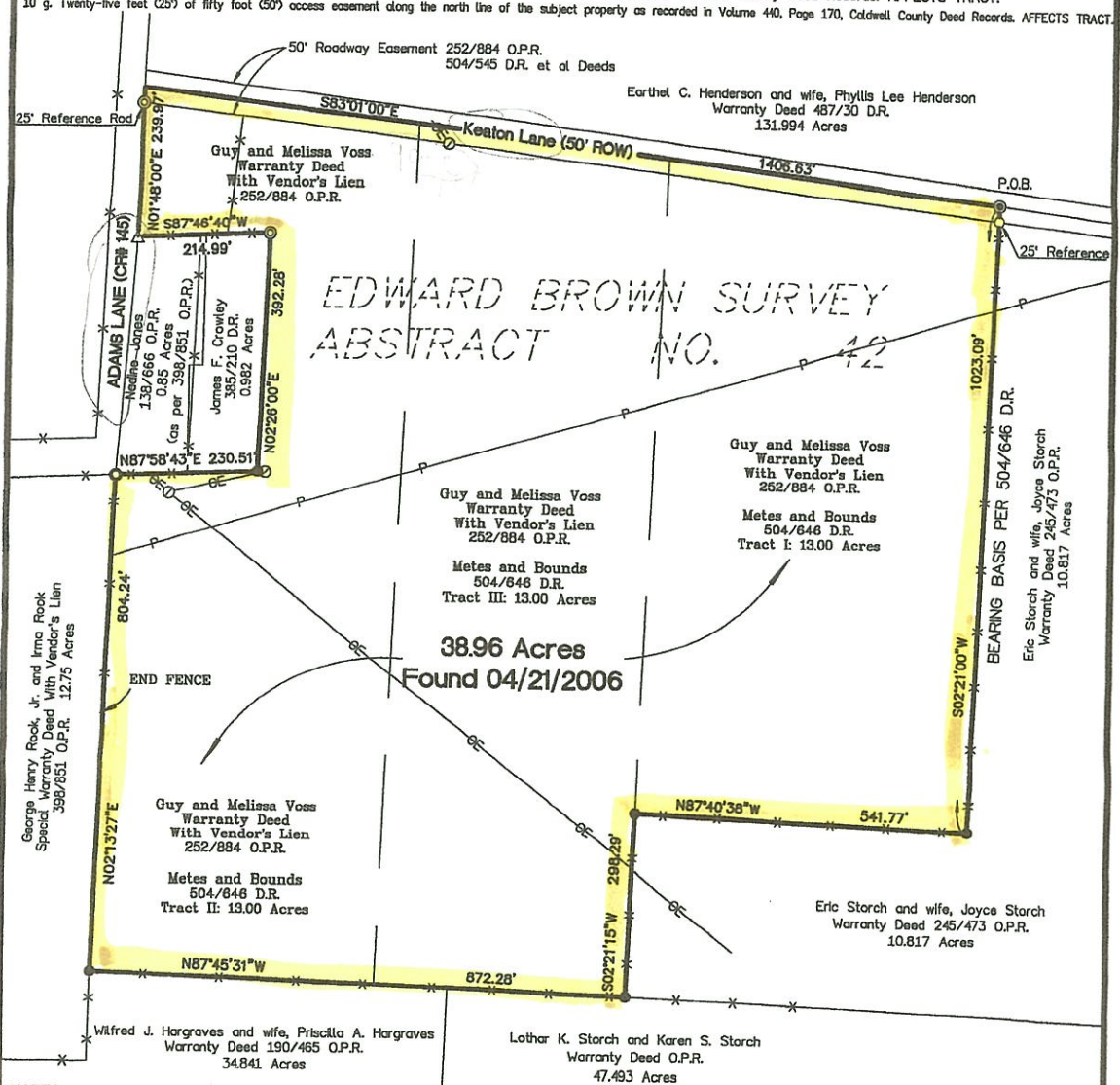
000 Keaton Lane

SURVEY PLAT of a 38.96 acre tract of land out of and a portion of the Edward Brown Survey, Abstract Number 42, Caldwell County, Texas, Said 38.96 acres of land being all of those called Tract I: 13.00 acres of land, Tract II: 13.00 acres of land and Tract III: 13.00 acres of land described to Guy M. Voss and Melissa R. Voss in that certain Warranty Deed With Vendor's Lien as recorded in Volume 252, Page 884, Official Public Records of Real Property Caldwell County, Texas.

EXHIBIT "B"

EASEMENTS PER GF# 066021U

- 10 a. Right of Way to Milton L. Higgins recorded in Volume 242, Page 478, Caldwell County Deed Records. MAY AFFECT TRACT.
- 10 b. Right of Way easement to Texas-New Mexico Pipe Line Co., recorded in Volume 268, Page 561 Caldwell County Deed Records. MAY AFFECT TRACT.
- 10 e. Fifty foot (50') easement for access reserved in deed recorded in Volume 440, Page 170, Caldwell County Deed Records. AFFECTS TRACT.
- 10 g. Twenty-five feet (25') of fifty foot (50') access easement along the north line of the subject property as recorded in Volume 440, Page 170, Caldwell County Deed Records. AFFECTS TRACT.



NOTES:

1. THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X"
AS IDENTIFIED BY THE FEDERAL FLOOD INSURANCE RATE
MAP# 480094 0225 C DATED JULY 21, 1999.
2. EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS
AS PER TITLE REPORT GF# 066021U AS PROVIDED BY
COUNTY-WIDE ABSTRACT AND TITLE.
3. IMPROVEMENTS EXIST ON THIS PROPERTY THAT WERE NOT
LOCATED BY SURVEY OR SHOWN HEREON.

SURVEYORS CERTIFICATION:

TO THE OWNER AND/OR LIENHOLDER, THE UNDERSIGNED DOES
HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND
OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY
KNOWLEDGE IS CORRECT AND THERE ARE NO DISCREPANCIES,
ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS VISIBLE UTILITY LINES
OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY
HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

DATE: 04/24/2006

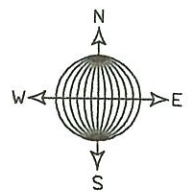
DRAWN BY: ROBERT STEUBING

DRAWING NAME: WA571-2006-M-VOSS.DWG

FB: , PG: 4

LEGEND

- 1/2\" IRON ROD FOUND
- 5/8\" IRON ROD FOUND
- CAPPED IRON ROD FOUND
- 60D NAIL FOUND
- 1/2\" IRON ROD SET
- FENCE POST
- POWER POLE
- FENCE LINE
- TEPCO PIPE LINE
- POWER LINE
- POINT OF BEGINNING



--240' 0 240

CENTRAL TEXAS SURVEYING

517 BARTSCH LANE
RED ROCK, TEXAS 78662
PH# (512) 581-4345
FAX (512) 581-4360

Robert C. Steubing 04.25.06
ROBERT C. STEUBING DATE
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5548

