

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

Date: _____

GF No. _____

Name of Affiant(s): Scott L. Sherwood, Kristie K. Sherwood

Address of Affiant: 299 Bobs Trail, Bastrop, TX 78602

Description of Property: A56 Rousseau, Mozea, Acres 12.136

County Bastrop, 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 October 26, 2016 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

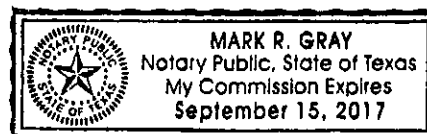
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Scott L. Sherwood
Kristie K. Sherwood

SWORN AND SUBSCRIBED this 10 day of November, 2016

Mark R. Gray
Notary Public



(TAR- 1907) 02-01-2010

RE/MAX Bastrop Area, 87 Loop 150 West Bastrop, TX 78602
Phone: 512.921.9134

Fax: 512.366.9613

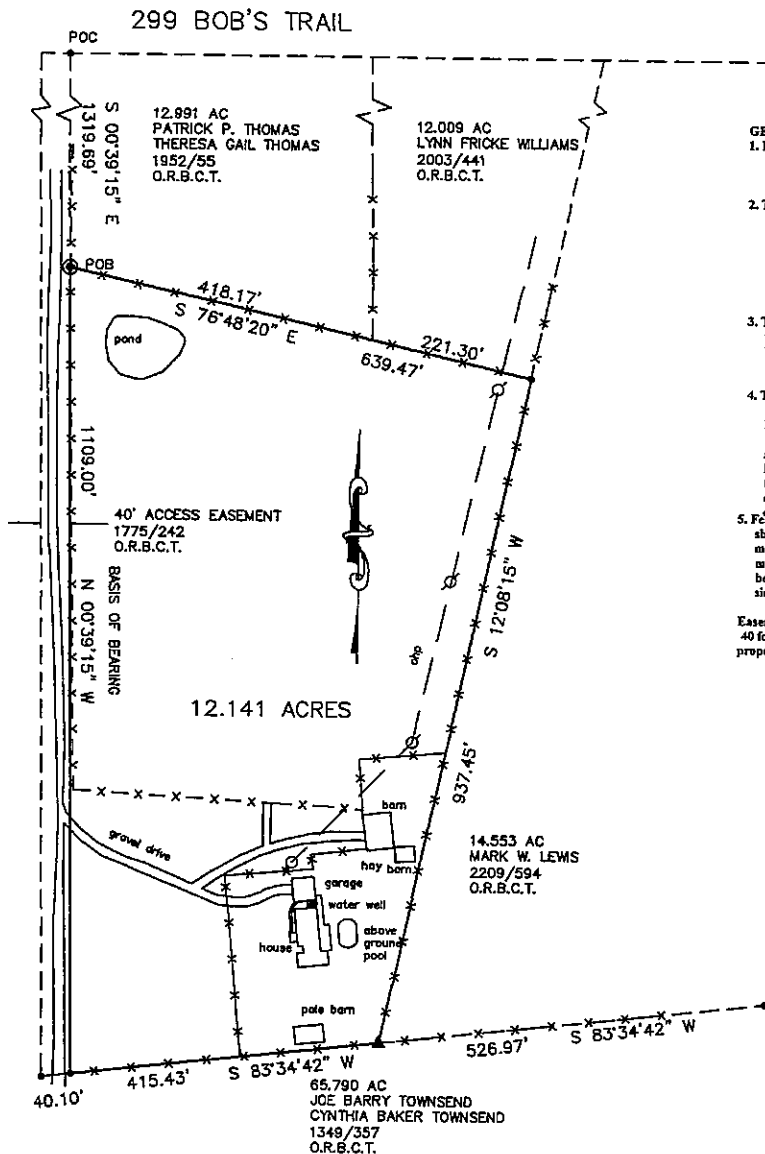
Janis Penick

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299 Bobs Trail

PLAT OF SURVEY
12.141 ACRES
(CALLED 12.136 AC)
within the
MOZEA ROUSSEAU SURVEY
Abst. No. 56
Vol. 1940, Pg. 667, O.R.B.C.T.
BASTROP COUNTY, TEXAS



GENERAL NOTES:

1. Basis of bearings a called N 00° 30' 15" W, for the west line of the 12.141 acres (called 12.136 acres) as described in Volume 1940, Page 667, Official Records of Bastrop County, Texas.
2. This survey was performed without the benefit of a title report. A title report may disclose easements and building lines of record. It is recommended the user/developer/builders obtain a title report prior to construction of improvements. No further research of the Bastrop County Deed Records was performed by STAR SURVEYING regarding these easements.
3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste, or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
4. The location of the subject tract on the F.E.M.A. Flood Insurance Rate Map, Community Panel No.48021C0335 E. Effective date of January 19, 2006, indicates that the subject tract is within Zone "X" (areas determined outside the annual 0.2% chance flood plain); This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions flooding can occur and flood heights may be increased by man-made or natural causes.
5. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence lines may meander between said measured locations. The dimensions showing the distance between the fence and the property lines also indicates which side of the property line the fence is on.

Easement(s) and Building line(s) of Record :
40 foot wide access easement along the west side of the subject property as described in Volume 1775, Page 242, Official

LEGEND

- FENCE CORNER
- IRON ROD W/CAP FOUND
- IRON ROD FOUND
- OVERHEAD ELECTRIC
- POWER POLE
- WATER WELL
- WIRE / WOOD FENCE

TO THE OWNER(S), LENDER(S),
AND/OR TITLE COMPANY:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT
THE SURVEY WAS MADE ON THE GROUND OF THE
PROPERTY SHOWN HEREON AND 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 AS SHOWN HEREON.



STAR SURVEYING
101 LAGUNA
SMITHVILLE, TX 78957
PH (512) 332-0396

JAMES W. STARCHER
REG. PROFESSIONAL LAND SURVEYOR No. 5394

W01638

DATE

STAR SURVEYING
101 LAGUNA
SMITHVILLE, TEXAS 78957
CELL (512) 332-0396

Field Notes
12.141 ACRES

FIELD NOTES FOR, 12.141 ACRES, (CALLED 12.136 ACRES) WITHIN THE MOZEA ROUSSEAU SURVEY, ABSTRACT No. 56, AS CONVEYED FROM RICHARD M. HERNANDEZ AND WENDY D. HERNANDEZ TO SCOTT L. SHERWOOD AND KRISTIE K. SHERWOOD, IN VOLUME 1940, PAGE 667, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AS SHOWN ON THE ATTACHED DRAWING AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

COMMENCING, at a called and found 5/8-inch iron rod on the south line of Bob's Trail, being the northeast corner of a 40 foot wide access easement as described in Volume 1725, Page 242, being northerly corner of 65.790 acres conveyed to Joe Barry Townsend and Cynthia Baker Townsend in Volume 1349, Page 357, and for the northwest corner of 12.991 acres conveyed to Patrick P. Thomas and Theresa Gail Patrick in Volume 1952, Page 55, all of the Official Records of Bastrop County, Texas,

THENCE, S 00°39' 15" E, 1319.69 feet, with the east line of the said 40 foot wide access easement also being west line of the said 12.991 acres conveyed to Patrick P. Thomas and Theresa Gail Patrick to a called and found iron rod with cap (set by RPLS No. 5548), at the southwest corner of the said 12.991 acres conveyed to Patrick P. Thomas and Theresa Gail Patrick, for the **POINT OF BEGINNING**,

THENCE, S 76°48'20" E, with the south line of the said 12.991 acres conveyed to Patrick P. Thomas and Theresa Gail Patrick, at 416.17 feet, passing the southeast corner of the said 12.991 acres conveyed to Patrick P. Thomas and Theresa Gail Patrick, also for the southwest corner of 12.009 acres conveyed to Lynn Fricke Williams in Volume 2003, Page 441, Official Records of Bastrop County, Texas, and continuing on the S 76°48'20" E, an additional 221.30 feet, for a TOTAL DISTANCE of 639.47 feet, to a called and found 5/8-inch iron rod at the southeast corner of the said 12.009 acres conveyed to Lynn Fricke Williams, also being on the west line of 14.553 acres conveyed to Mark W. Lewis in Volume 2209, Page 594, Official Records of Bastrop County, Texas,

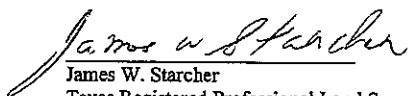
THENCE, S 12°08'15" W, 937.45 feet, with the said west line of 14.553 acres conveyed to Mark W. Lewis, to a fence corner post (at a call for an iron rod), on the easterly north line of the said 65.790 acres conveyed to Joe Barry Townsend and Cynthia Baker Townsend, (which bears S 83°34'42" W, 526.97 feet from a called and found 1/2-inch iron rod for the southeast corner of the said 14.553 acres conveyed to Mark W. Lewis),

THENCE, S 83°34'42" W, 415.43 feet, to a called and found 5/8-inch iron rod (which bears N 83°55'38" E, 40.10 feet from a called and found 3/8-inch iron rod on the west line of the said 40 foot wide access easement),

THENCE, N 00°39'15" W 1109.00 feet, with the said east line of the 40 foot wide access easement, also being an east line of the said 65.790 acres conveyed to Joe Barry Townsend and Cynthia Baker Townsend, to this point of beginning, **CONTAINING 12.141 acres more or less in Bastrop County, Texas.**

With all bearing based upon a called N 00°39'15" W, for the west line of the 12.141 acres (called 12.136 acres) as described in Volume 1940, Page 667, Official Records of Bastrop County, Texas.

I, James W. Starcher, do hereby certify that this survey was made upon the ground under my direct supervision during October of 2016.


James W. Starcher

Texas Registered Professional Land Surveyor No. 5394

10/26/2016
Date

FILE: WO1638/ 12.141 AC DESC.DOC

