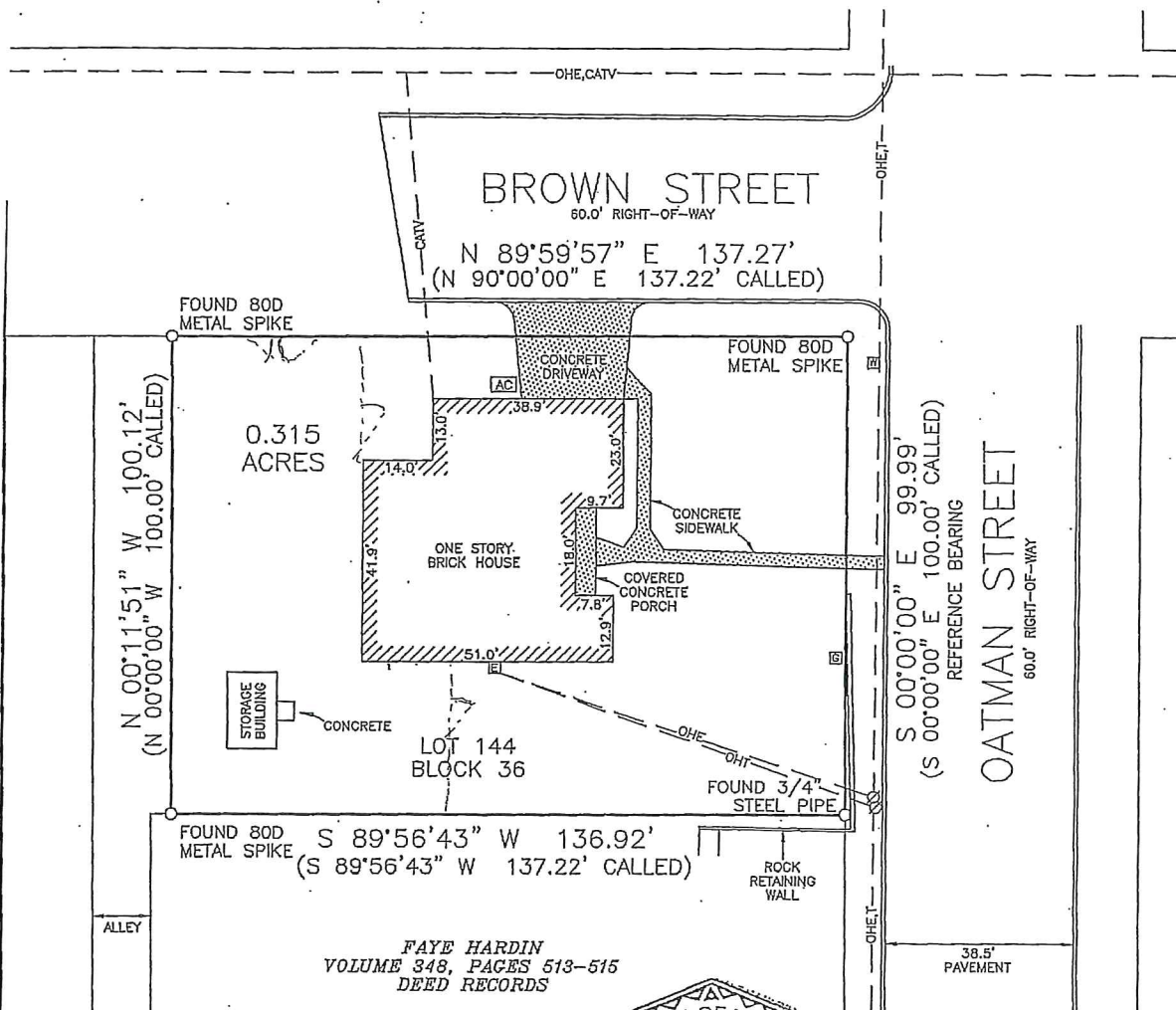


## LEGEND.

- ELECTRIC METER
- WATER METER
- GAS METER
- POWER POLE
- WOOD FENCE
- X- WIRE FENCE
- ◇ CHAINLINK FENCE
- OHE- OVERHEAD ELECTRIC
- OHT- OVERHEAD TELEPHONE
- CATV- OVERHEAD CABLE TV
- POB POINT OF BEGINNING

Scale: 1" = 30'



## ADDRESS:

1205 OATMAN STREET

## REFERENCES:

VOLUME J PAGE 616 D.R.

## NOTE:

- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STREET BEARING ALONG OATMAN STREET IN THE BELOW REFERENCED DEED.
- 2) A FIELDNOTE DESCRIPTION OF THE ABOVE SHOWN TRACT WAS PREPARED.

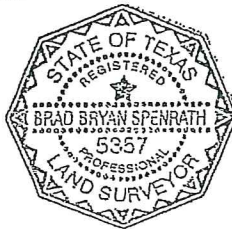
PLAT SHOWING: A 0.315 ACRE TRACT OF LAND OUT OF LOT 144, BLOCK 36, OLD TOWN 'SOUTH ADDITION TO THE TOWN OF LLANO, RECORDED IN VOLUME J, PAGE 616, DEED RECORDS, LLANO COUNTY, TEXAS, SAID 0.315 ACRE TRACT OF LAND ALSO BEING THAT CERTAIN TRACT OF LAND CONVEYED TO JOEL GRIFFITH AND SYLVIA GRIFFITH BY DEED RECORDED IN VOLUME 1232, PAGE 498, OFFICIAL PUBLIC RECORDS, LLANO COUNTY, TEXAS.

HILL COUNTRY LAND SURVEYING, LLC

110 NORTH MILAM STREET

FREDERICKSBURG, TEXAS 78624

PHONE: (830) 890-2665



BORROWERS:  
DAVID BIRMINGHAM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENT OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

BRAD BRYAN SPENRATH  
REGISTERED PROFESSIONAL LAND SURVEYOR

# 5357

TEXAS REGISTRATION NO.

DATE: 23 MAY 2008

JOB #: 08-5106

**T-47 Residential Real Property Affidavit**  
**(May be Modified as Appropriate for Commercial Transactions)**

Date: January 15, 2013

GF No. \_\_\_\_\_

Name of Affiant(s): David Vincent Birmingham

Address of Affiant: 1205 Oatman St.

Description of Property: Lot 144, Blk 36, South Addition  
County Llano, 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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

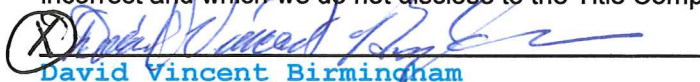
4. To the best of our actual knowledge and belief, since 22 May 2008 there have been no:

- 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. conveyance, 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): 6' privacy fence to side & back yard.

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 the Title Company or the title insurance 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.

  
David Vincent Birmingham

SWORN AND SUBSCRIBED this 15th day of January, 2013  
Notary Public 



(TAR- 1907) 5-01-08

Remax-Llano 1000 Ford St. Llano, TX 78643  
Phone: (555)555-5555 Fax:

Kathy Beckham

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

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Birmingham