

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

Date: _____

GF No. _____

Name of Affiant(s): Daniel Stout, Cilka Stout

Address of Affiant: 123 Billingsley Hts, Cedar Creek, TX 78612-3806

Description of Property: The Homestead on Hobbs Creek, Phase Two, Block C, Lot 15, Ac 1.043

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 6/15/04 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.

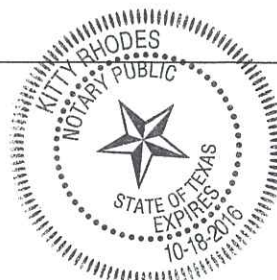
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Daniel Stout
Daniel Stout

Cilka Stout
Cilka Stout

SWORN AND SUBSCRIBED this 3RD day of MAY, 2016

Kitty Rhodes
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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Stout

LOT 27

(N8377'32" E ~ 120.80')

S89°17'32"E ~ 129.81'

SCALE: (N) 1"=50'

LEGEND

- ② CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND
- (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP
- MARKED "LENZ & ASSOC."
- ⊙ PIPE FOUND
- ▲ NAIL FOUND
- ✕ WOOD FENCE
- ✕ WIRE FENCE
- DOG CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.L. BUILDING LINE
- POWER POLE
- OVERHEAD UTILITY LINE
- DOWN CUY
- RECORD CALL

NOTE:

NOTES:
1) PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS PER VOLUME 1021, PAGE 521 AND VOLUME 1036, PAGE 290 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

2) NOT SUBJECT TO EASEMENT PER DOC.

J) PROPERTY IS SUBJECT TO BLANKET EASEMENT TO AQUA WATER SUPPLY CORPORATION PER VOLUME 894, PAGE 810, OFFICIAL PUBLIC RECORDS OF DASTROP COUNTY, TEXAS.

4) PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS PER VOLUME 1189, PAGE 638 & VOLUME 1103, PAGE 135 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

5) PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS PER VOLUME 1050, PAGE 786 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

6) THIS LOT IS NOT SUBJECT TO DRAINAGE EASEMENTS PER VOLUME 1152, PAGE 350, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

7) THIS LOT IS NOT SUBJECT TO TELEPHONE EQUIPMENT EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY PER VOLUME 1018, PAGE 824 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

BASIS OF BEARINGS.

THE MONUMENTED NORTHWEST LINE
OF BLOCK 8, BEING FROM THE
MOST WESTERLY CORNER OF LOT 40
BLOCK 8 TO THE MOST NORTHERLY
CORNER OF LOT 50, BLOCK 8
(N44°46'58"E)

SIGHT DISTANCE
ESMT. PER 1053/753

N89°17'32"W ~ 129.80'

(58977'32"E~129.80')

BILLINGSLEY HEIGHTS

TO THE OWNER, UNDERWRITER AND/OR LIENHOLDER AND COMMERCE TITLE CO. THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY SETS AT A SIDE THIS SURVEY WAS THIS DAY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT VISIBLE AND APPARENT IMPROVEMENTS, UTILITIES, AND/OR ROADWAYS ARE SHOWN HEREON, AND THAT EXCEPT AS SHOWN HEREON, THIS PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY. THIS SURVEY IS IN COMPLIANCE WITH THE MINIMUM STANDARDS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THE UNDERSIGNED DOES FURTHER STATE THAT THE FLOOD HAZARD MAP WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS NOTED ON SUBDIVISION PLAT OF THE HOMESTEAD ON HOBBS CREEK PHASE TWO, RECORDED IN CABINET 4, SLIDE 41-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

LENZ & ASSOCIATES, INC.

512/443-1174

1714 FORT VIEW RD., #101
AUSTIN, TEXAS 78704

SURVEY NO. : 2004-00268 F.B.# : 663/34

DATE

REFERENCE: HATCH
G.F. No.: 124695
ADDRESS: 123 BILLINGSLEY HEIGHTS

LEGAL DESC.: LOT 15 BLOCK C, THE HOMESTEAD
ON HOBBS CREEK PHASE TWO,
CABINET 4, SLIDE 41-B OF THE
PLAT RECORDS OF BASTROP COUNTY



~~X D. R. Stout~~
~~X Colha R Stout~~