

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

Date: April 19, 2016

GF No. _____

Name of Affiant(s): Judy C. Santerre,

Address of Affiant: 110 Fischer Cove Drive, Wimberley, Tx 78676-6141

Description of Property: A151 Drumgoole, Thomas, Acres 7.7698

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."):
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 June, 1999 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):

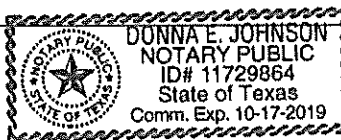
house was completed in December, 1999, well house was added, barn was rebuilt around 2008

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.

Judy C. Santerre
Judy C. Santerre

SWORN AND SUBSCRIBED this 19th day of April, 2016
Donna E. Johnson
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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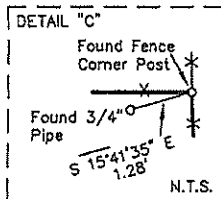
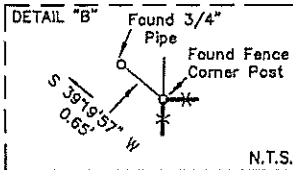
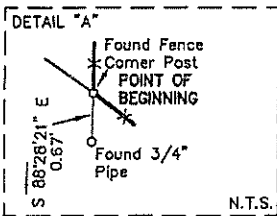
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Judy Santerre

Waterloo Surveyors Inc.
SURVEY PLAT

SKETCH TO ACCOMPANY FIELD NOTES

J13126



Julio Jr. Escamilla &
Patricia Escamilla
(11.477 ac)
896/205

See Detail "A"
POINT OF
BEGINNING

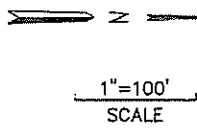
BEARING BASE (727.49')
N 89°30'00" W 726.04'

Judy C. Santerre
7.7698 acres found on the ground
(7.907 ac) (record)
989/652
Doc# 199908178

Thomas Dromgoole Survey
Abstract No. 151

Hughie Collier
(45.00 acres)
608/444

as found on the grouping
N 89°00'11" E 617.93'
record call
(S 89°59'40" E 636.67')
(7.69 ac)



LEGEND
FENCE LINE —X—X—
RECORD CALL ()
NOT TO SCALE N.T.S.

NOTES:

- [1] BOUNDARY SURVEY ONLY IMPROVEMENTS NOT SHOWN.
- [2] A ONE ACRE TRACT HAS BEEN CUT OUT OF THIS TRACT. BOUNDARY OF SAID 1.0 ACRE TRACT NOT SHOWN.
- [3] THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT & DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED DEED. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SET BACKS MAY AFFECT THE PROPERTY.

County Road 154
(Cottletown Road)
variable width as fenced

LEGAL DESCRIPTION:

7.7698 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS DROMGOOLE SURVEY, ABSTRACT NUMBER 151, IN BASTROP COUNTY, TEXAS, AS CONVEYED TO JUDY C. SANTERRE RECORDED IN VOLUME 989, PAGE 652, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS.

THE PROPERTY SURVEYED HEREON IS SUBJECT TO:
RESTRICTIONS AND EASEMENT RIGHTS OF RECORD.

State of Texas:

County of Bastrop:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

Dated this the 29TH day of FEBRUARY, 2012.

Thomas P. Dixon R.P.L.S. 4324

