

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

Date: March 4, 2016

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

Name of Affiant(s): Michael D. Center, Connie Center

Address of Affiant: 107 Centerfield Lane, Llano, Tex 78643

Description of Property: 107 Centerfield Lane

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 Tex, 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 10/8/07 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): Pool, Privacy Fence, Pergola, Storage Co tank

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.

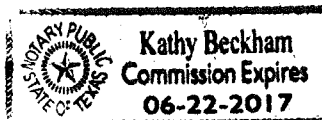
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Michael D. Center  
Michael D. Center

Connie Center  
Connie Center

SWORN AND SUBSCRIBED this 4th day of March, 2016

Kathy Beckham  
Notary Public



(TAR- 1907) 02-01-2010

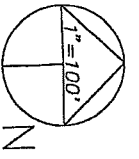
Remax-Llano, 1000 Ford St. Llano, TX 78643

Phone: 325-423-0252

Fax: 325-247-5930

Kathy Beckham

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- LEGEND:
- 1/2" IRON ROD SET
  - IRON ROD
  - IRON ROD CORNER
  - UTILITY POLE
  - CONC. ROW MON.
  - DOWN GUY
  - OH ELECTRICAL
  - WIRE FENCE



I, F. L. THOMPSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE MAP HEREIN SUBMITTED FOR RECORD IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE UNDER MY SUPERVISION ON THE DAY OF SEPTEMBER, 2007. IMPROVEMENTS AS SHOWN, SET BACK FROM PROPERTY LINES THE DISTANCES INDICATED, THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN, AND THE PROPERTY HAS ACCESS TO A DEDICATED PUBLIC ROADWAY. WITNESS MY HAND AND SEAL THIS 6TH DAY OF OCTOBER, 2007.

F. L. THOMPSON, REG. PROF. LAND SURV. NO. 1739  
P. O. BOX 74, LLANO, TEXAS 78643  
254-247-4510

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FRED L. THOMPSON & ASSOCIATES, P.C.

DRAWN BY: LMC  
DATE: 10/08/2007  
DWG. NO.: 07091702.DWG

APPROVED BY: FLT  
PROJ. NO.  
REVISIONS

PROJECT  
TITLE SURVEY OF LOTS  
6 & 7, LEGEND HILLS,  
LLANO COUNTY, TEXAS.

SHT. NAME  
SHT. NO.  
1  
2

BURGER/OWNER:  
MICHAEL D. CENTER  
SELLER  
N/A  
ADDRESS:  
107 CENTERFIELD LANE  
MORTGAGE  
HLC-1 6/1 2007092918L-LL

SUBJECT TO:  
RESERVATION, ETC.  
822/126-1122/158 & 1122/231 L.C.O.P.R.  
RECORDED PLAT:  
13/10 L.C.O.P.R.  
EASEMENT TO C.T.E.C.:  
176/866 L.C.O.P.R.  
EASEMENT TO C.T.E.C.:  
176/866 L.C.O.P.R.  
EASEMENT TO C.T.E.C.:  
176/866 L.C.O.P.R.

SUBJECT TO:  
R-O-W EASEMENT TO C.T.E.C.:  
162/442 L.C.O.P.R.  
ACCESS EASEMENT:  
713/89 L.C.O.P.R.  
R-O-W EASEMENT TO C.T.E.C.:  
13/10 L.C.O.P.R.  
EASEMENT TO C.T.E.C.:  
176/866 L.C.O.P.R.  
R-O-W EASEMENT TO C.T.E.C.:  
176/866 L.C.O.P.R.

PLAT OF SURVEY  
OF LOT NO. 6 AND SEVEN (7),  
LEGEND HILLS, A SUBDIVISION LOCATED IN  
LLANO COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN  
VOLUME 13 PAGE 10, LLANO  
COUNTY PLAT RECORDS.

