

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

Date: _____

GF No. _____

Name of Affiant(s): Virgil L. Kiser, Jr., Rosaree M. Koepsel

Address of Affiant: 8002 Forest Mesa Dr, Austin, TX 78759-8712

Description of Property: Tahitian Village, Unit 4, Block 3, Lots 1074

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 May 8, 2014 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.

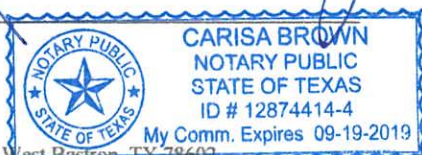
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Virgil L. Kiser, Jr.
Virgil L. Kiser, Jr.

Rosaree M. Koepsel
Rosaree M. Koepsel

SWORN AND SUBSCRIBED this 27th day of January, 2014

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

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Page 1 of 1

Kiser/Koepsel

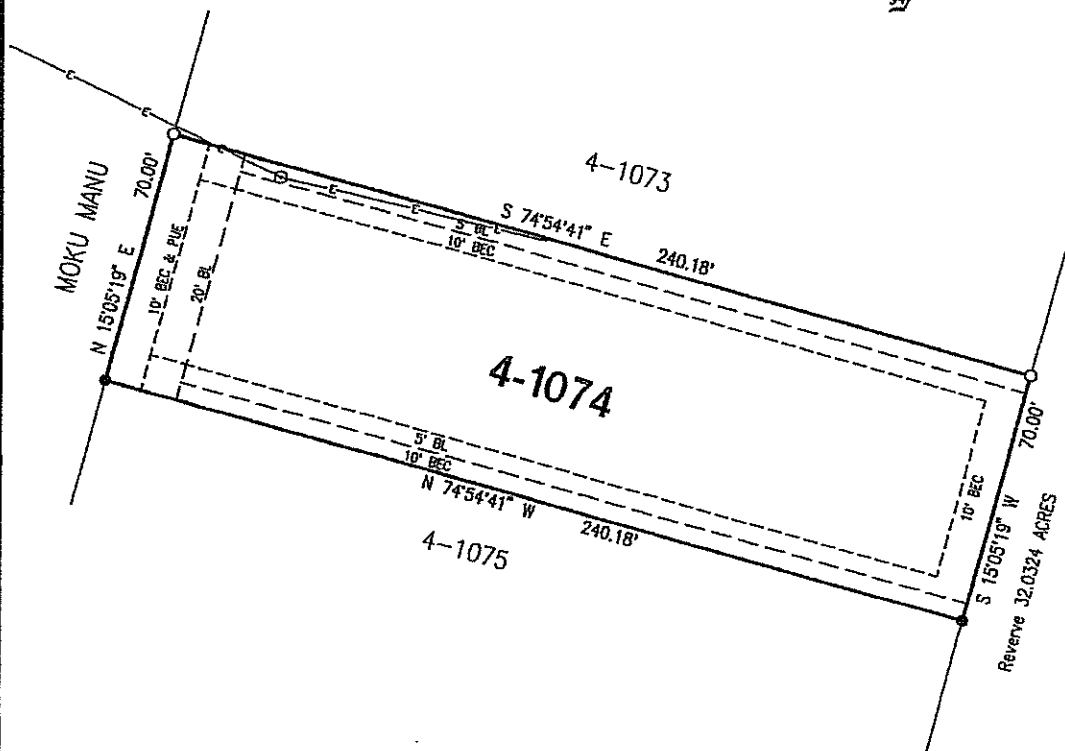
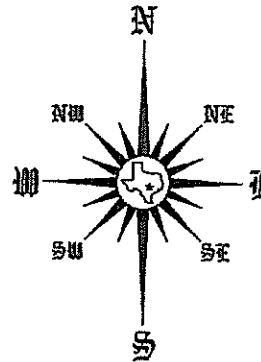
Rosaree M Koepsel
Virgil Lee Koepsel

TAHITIAN VILLAGE UNIT 4

SCALE: 1" = 40'

- IRON ROD FOUND
 - 5/8 IRON ROD SET
 - ⊙ UTILITY POLE
 - ⊙ WATER METER
 - X- FENCE LINE
 - E- ELECTRIC LINE
- EASEMENT ABBREVIATIONS
BL BUILDING LINE
as per PLAT & RESTRICTIONS
PUE PUBLIC UTILITY EASEMENT
as per PLAT
BEC BLUEBONNET ELECTRIC CO-OP
as per 244/183 BCDR

RESTRICTIONS: 212/658, 936/286,
951/75 BCDR & 1/88A BCDR



FENCES MAY NOT REFLECT PROPERTY LINES

The undersigned does hereby certify to, the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property hereby described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

Dale L. Olson

DALE L. OLSON MICHAEL D. OLSON
REG. NO. 1753 REG. NO. 5386

DALE L. OLSON SURVEYING COMPANY

DATE: 05/08/17 2014 *DKT*

DALE L. OLSON

REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT

of LOT 4-1074, BLOCK 13, TAHITIAN VILLAGE, UNIT 4, recorded in PLAT CABINET 1, PAGES 88A-97B, PLAT RECORDS of BASTROP COUNTY, TEXAS.

GF# 1436745 Bastrop Abstract

SCALE:	1" = 40.00'
DRAWN BY:	D. BROOKS
DATE:	8 MAY 14
BOOK-FILE:	102-38.1
ORDER:	14-102-38.1
PLAT FILE:	-0-

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

Date: 1-26-2016

GF No. _____

Name of Affiant(s): Virgil L. Kiser, Jr., Rosaree M. Koepsel

Address of Affiant: 8002 Forest Mesa Dr, Austin, TX 78759-8712

Description of Property: Tahitian Village, Unit 4, Block 3, Lots 1075,1076,1077

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 March 22, 2013 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):

(2015) removed wood picket fence around part of back yard.
No portion of this fence was near property boundaries.

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.

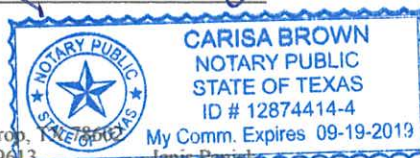
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Virgil L. Kiser, Jr.
Virgil L. Kiser, Jr.

Rosaree M. Koepsel
Rosaree M. Koepsel

SWORN AND SUBSCRIBED this 27th day of January, 2016

Notary Public



(TAR-1907) 02-01-2010

RE/MAX Bastrop Area, 87 Loop 150 West Bastrop,
Phone: 512.921.9134 Fax: 512.366.9013

TAHITIAN VILLAGE

UNIT 4

SCALE: 1" = 30'

- IRON ROD FOUND
- 5/8 IRON ROD SET
- ▲ FENCE POST
- ⊙ UTILITY POLE
- ⊙ WATER METER
- X- FENCE LINE
- E- ELECTRIC LINE

EASEMENT ABBREVIATIONS
 BL BUILDING LINE
 as per PLAT & RESTRICTIONS
 PUE PUBLIC UTILITY EASEMENT
 as per PLAT
 REC BLUEBONNET ELECTRIC CO-OP
 as per 244/183 BCDR
 PARTIAL RELEASE
 as per 981/87 BCDR

RESTRICTIONS:
 212/858 BCDR
 936/286 and 951/76 BCDR
 and 1/68A BCDR

MOKO MANU DRIVE

BLOCK 3

4-1074

4-1078

4-1077

4-1076

4-1075

RESERVE
 32.0324 ACRES

The undersigned does hereby certify to: the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has access to and from a dedicated road way, except as shown hereon.

Dale L. Olson

DALE L. OLSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 REG. NO. 1783
 DATE: 03/22/13

DALE L. OLSON

REGISTERED PROFESSIONAL LAND SURVEYOR
 711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT

of LOTS 4-1075, 4-1076 & 4-1077, BLOCK 3, TAHITIAN VILLAGE, UNIT 4, a Subdivision in BASTROP COUNTY as Recorded in PLAT CABINET 1, PAGES 88A-97B, BASTROP COUNTY PLAT RECORDS, BASTROP COUNTY, TEXAS.

SCALE: 1"=30'	VIRGIL LEE KIESER, Jr. and ROSAREE M. KOEPEL
DRAFTSMAN: K.GOEIERS	
DATE: 03/22/13	DISK-FILE 102-398 ORDER 13-102-398 PLAT FILE 38945B