

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

Date: 12/18/14

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

Name of Affiant(s): Todd S. Mueller, Lorre L. Mueller

Address of Affiant: 189 Sandy Creek Ranch, Smithville, Texas 78957

Description of Property: A9 Barton, Elisha, TRACT 13, ACRES 25.608

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 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 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. 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):

had most recent survey done to reflect all perimeter fences.

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.

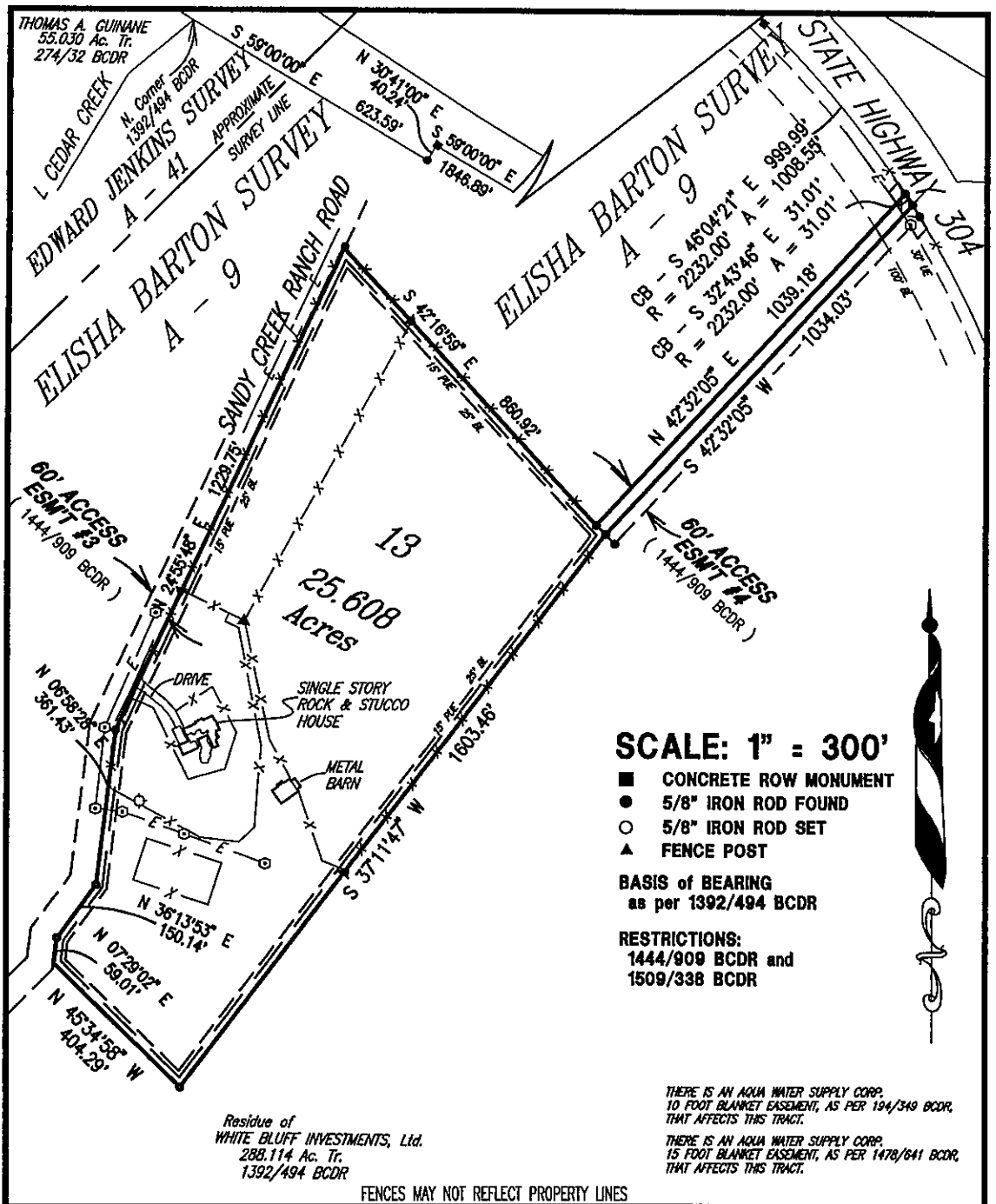
6. We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Todd S. Mueller  
Lorre L. Mueller



SWORN AND SUBSCRIBED this 18th day of December, 2014  
Mary Kathryn Poer  
Notary Public

NEW  
SURVEY



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 frontage on a dedicated road way, except as shown hereon.

*Dale L. Olson*

DALE L. OLSON  
REG. NO. 5753  
DALE L. OLSON SURVEYING COMPANY  
DATE: 12/16/14

MICHAEL D. OLSON  
REG. NO. 5380

**DALE L. OLSON**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

**SURVEY PLAT**  
of a 25.608 ACRE TRACT, in the  
ELISHA BARTON SURVEY, A-9, in  
BASTROP COUNTY, TEXAS.

SCALE: 1" = 300.00'

DRAFTSMAN: K. Goetz

DATE: 12/16/14

TODD S. & LORRE L. MUELLER

DISK-FILE 240-10s

ORDER 14-252-39

PLAT FILE -0-

**DALE L. OLSON**

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 13, A 25.608 ACRE TRACT IN THE ELISHA BARTON SURVEY, BASTROP COUNTY, TEXAS.

Being a 25.608 acre tract or parcel of land out of and being a part of the Elisha Barton Survey, A-9, in Bastrop County, Texas, and being a part of that certain 288.114 acre tract in the Edward Jenkins and Elisha Barton Surveys described in a deed from Emory Clyde Stephens to White Bluff Investments, Ltd., dated December 5, 2003, recorded in Volume 1392, Page 494, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the north corner of the 288.114 acre tract, the intersection of the south or southwest line of State Highway No. 304, with the center of Cedar Creek.

THENCE with the south or southwest line of State Highway No. 304 and northeast line of the said 288.114 acre tract, S 59 deg. 00 min. 00 sec. E, 623.59 feet to a 5/8 inch iron rod found at offset corner; N 30 deg. 41 min. 00 sec. E, 40.24 feet to a concrete right-of-way marker found at offset corner; S 59 deg. 00 min. 00 sec. E, 1846.89 feet to a right-of-way marker found at the beginning of a curve to the right.

THENCE with said curve to the right whose radius is 2232.00 feet; whose long chord bears S 46 deg. 04 min. 21 sec. E, 999.99 feet; 1008.55 feet along the arc to a 5/8 inch iron rod set for the POINT OF BEGINNING, the north or northwest corner of this tract.

THENCE continuing with the southwest line of State Highway No. 304 and northeast line of the 288.114 acre tract, along said curve to the right whose radius is 2232.00 feet; whose long chord bears S 32 deg. 43 min. 46 sec. E, 31.01 feet; 31.01 feet along the arc to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 42 deg. 32 min. 05 sec. W, 1034.03 feet to a 5/8 inch iron rod set; S 37 deg. 11 min. 47 sec. W, 1603.46 feet to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 45 deg. 34 min. 58 sec. W, 404.29 feet to a 5/8 inch iron rod set for the west corner of this tract.

THENCE N 07 deg. 29 min. 02 sec. E, 59.01 feet to a 5/8 inch iron rod set; N 36 deg. 13 min. 53 sec. E, 150.14 feet to a 5/8 inch iron rod set; N 06 deg. 58 min. 28 sec. E, 361.43 feet to a 5/8 inch iron rod set; N 24 deg. 55 min. 48 sec. E, 1229.75 feet to a 5/8 inch iron rod set for the most southerly north corner of this tract.

THENCE S 42 deg. 16 min. 59 sec. E, 860.92 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE N 42 deg. 32 min. 05 sec. E, 1039.18 feet to the POINT OF BEGINNING, containing 25.608 acre of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson  
Reg. Pro. Land Surveyor 5386

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Order #: 141003-13

Date Created: 07/27/04