

T-47 Residential Real Property Affidavit

(May be Modified as Appropriate for Commercial Transactions)

Date: 8.23.14

GF No. _____

Name of Affiant(s): Carroll Wayne Shores, Paula F. Shores

Address of Affiant: 119 Maple Leaf Trail, Elgin, TX 78621

Description of Property: The Arbors at Dogwood Creek, Section 2, Lot 112, Acres 2.2430
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 4-01-12 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):

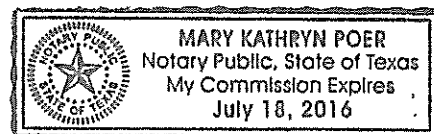
1) Addition of water storage tank - installed by previous owner
2) wrought iron fencing - back yard

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.

Carroll Wayne Shores
Carroll Wayne Shores

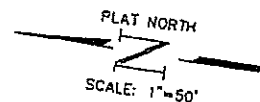
Paula F. Shores
Paula F. Shores



SWORN AND SUBSCRIBED this 23 day of August, 2014
Mary Kathryn Poer
Notary Public

I, THE UNDERSIGNED, HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY LOCATED AT: 119 MAPLE LEAF TRAIL, ELGIN, TEXAS, BEING DESCRIBED AS FOLLOWS: LOT 112, THE ARBORS AT DOGWOOD CREEK, SECTION 2, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 3, PAGE 126B, PLAT RECORDS OF BASTROP COUNTY, TEXAS

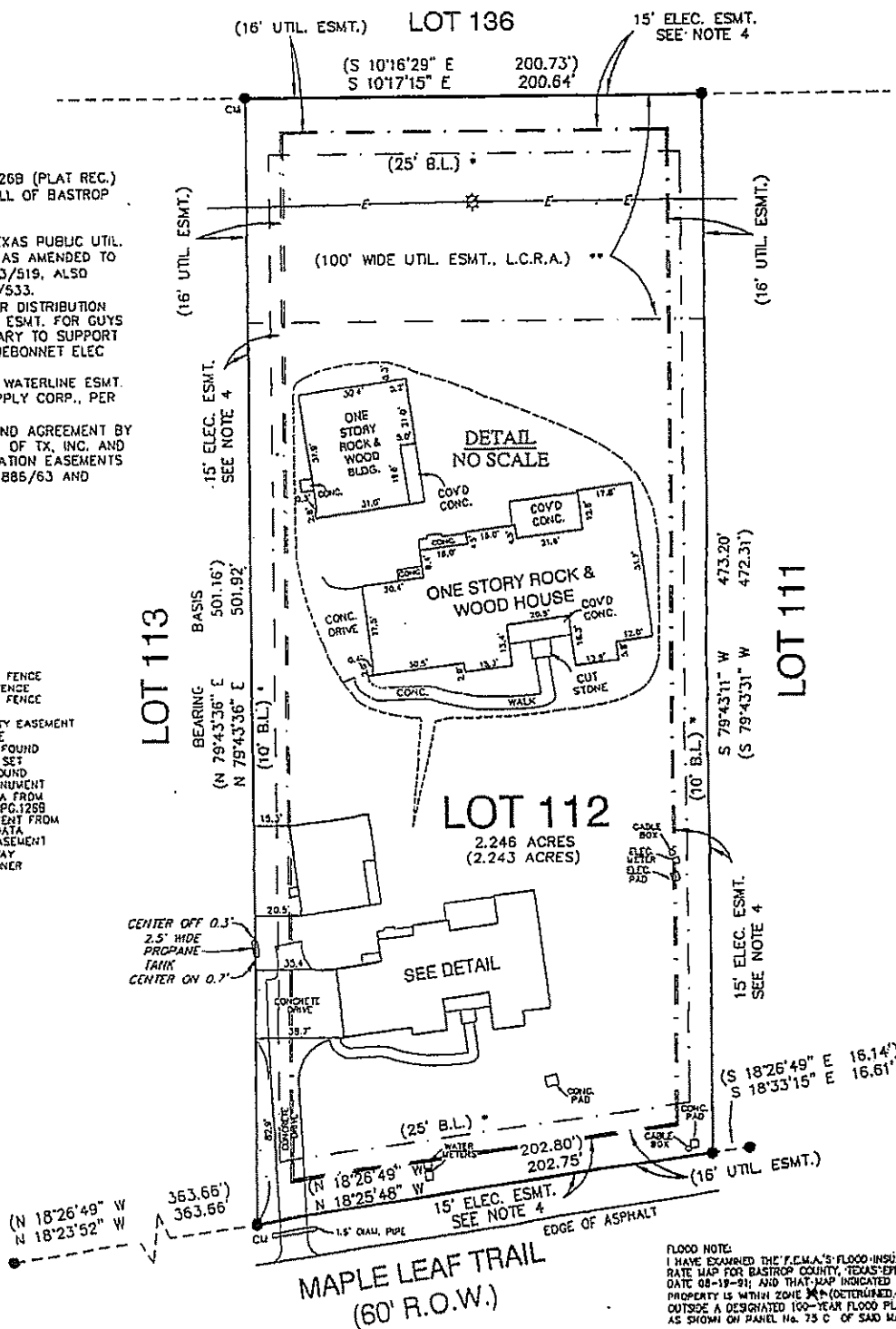
REFERENCE: OF NO. 0215361
BUYER: DENNIS C. WRIGHT AND LILY L. WRIGHT
SELLER: SABINE INVESTMENT COMPANY
LENDER: STATE BANK
TITLE CO.: FIRST AMERICAN TITLE COMPANY
UNDERWRITER: FIRST AMERICAN TITLE INSURANCE COMPANY



NOTES:

1. FOR RESTRICTIONS, SEE 3/126B (PLAT REC.) & 959/322 (OFFICIAL REC.), ALL OF BASTROP COUNTY, TEXAS.
2. * = PER 959/322.
3. ** = ESMT. GRANTED TO TEXAS PUBLIC UTIL. CO., PER 80/436, SAID ESMT. AS AMENDED TO L.C.R.A. PER 825/708 AND 833/519, ALSO GRANTED TO L.C.R.A. PER 104/533.
4. ELEC. TRANSMISSION AND/OR DISTRIBUTION LINES ESMT., PLUS ADDITIONAL ESMT. FOR GUYS AND ANCHORS WHERE NECESSARY TO SUPPORT STRUCTURES, GRANTED TO BLUEBONNET ELEC. COOP. IN 962/815.
5. THIS LOT IS SUBJECT TO A WATERLINE ESMT. GRANTED TO AQUA WATER SUPPLY CORP., PER 506/840, DEED RECORDS.
6. SEE BILL OF SALE, ESMT. AND AGREEMENT BY AND BETWEEN SABINE INV. CO. OF TX, INC. AND AQUA WATER SUPPLY CORPORATION EASEMENTS AS INSTALLED, RECORDED IN 885/63 AND 940/329, OFFICIAL RECORDS.

- MAP SYMBOLS:
- X— BARBED WIRE FENCE
 - O— CHAIN LINK FENCE
 - |— WOOD BOARD FENCE
 - E— UTILITY LINE
 - P.U.E.— PUBLIC UTILITY EASEMENT
 - B.L.— BUILDING LINE
 - 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - IRON PIPE FOUND
 - CONTROL MONUMENT
 - RECORD DATA FROM PLAT CAB. 3 PG. 126B
 - WHEN DIFFERENT FROM MEASURED DATA
 - DRAINAGE EASEMENT
 - R.O.W.— RIGHT-OF-WAY
 - A/C— AIR CONDITIONER
 - P.P.— POWER POLE



FLOOD NOTE:
I HAVE EXAMINED THE F.C.M.A.'S FLOOD-INSURANCE RATE MAP FOR BASTROP COUNTY, TEXAS, EFFECTIVE DATE 08-19-91; AND THAT MAP INDICATED THAT THIS PROPERTY IS WITHIN ZONE X-1 (DETERMINED TO BE OUTSIDE A DESIGNATED 100-YEAR FLOOD PLAIN AREA) AS SHOWN ON PANEL No. 73 C OF SAID MAP.

WARNING: IF THIS SITE IS NOT WITHIN ZONE AE (AN IDENTIFIED 100-YEAR FLOOD PLAIN AREA), THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE UNDERSIGNED DOES HEREBY CERTIFY TO TITLE COMPANY, UNDERWRITER, BUYER, SELLER, AND LENDER ABOVE-NAMED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS ACCURATE, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON, AND THE SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS PLAT IS NOT VALID UNLESS ACCOMPANIED BY AN ORIGINAL SEAL.

RALPH HARRIS SURVEYOR INC. 1406 HETHER. AUSTIN, TEXAS 78704 (512) 444-1781

Michael J. Lancaster
MICHAEL J. LANCASTER R.P.L.S. NO. 5529 MARCH 17, 2003
INVOICE NO. 40934 WORK ORDER NO. 39514
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