

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

Date: August 5, 2014

GF No. 82638

Name of Affiant(s): David J. Donnalley, President of Briggs Holding Corp

Address of Affiant: 259 S Swing Rd., Greensboro, NC 27409

Description of Property: A Portion of Tract 2 - Summit Vacation Resort - 22.563 Acre

County Comal, 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 May 7, 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):

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.

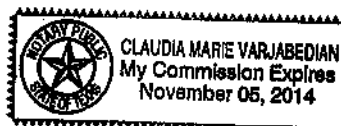
6. We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Briggs Holding Corp.

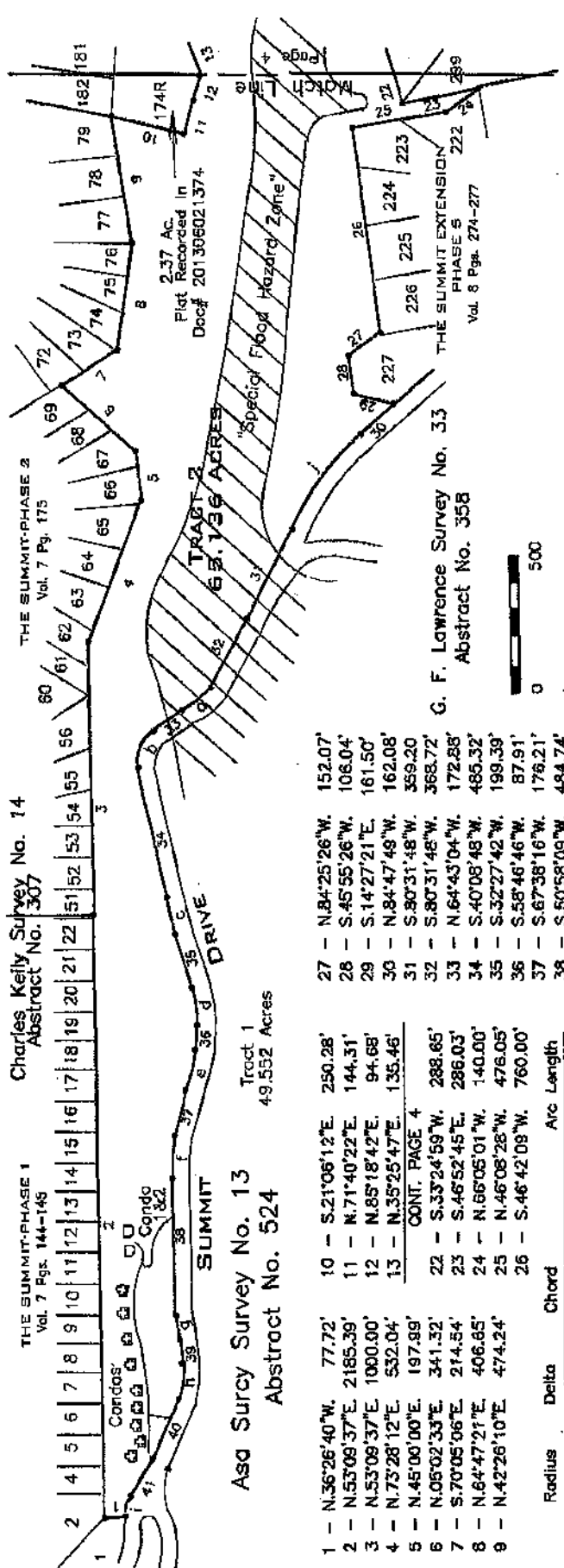
David J. Donnalley President

SWORN AND SUBSCRIBED this 5<sup>TH</sup> day of August, 2014

Claudia Marie Varjabedian  
Notary Public



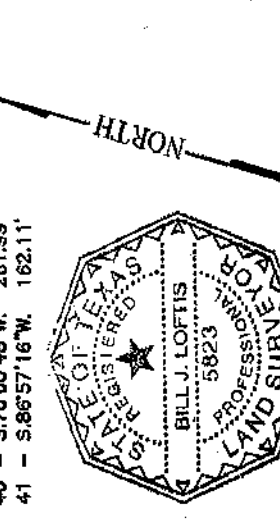
(TAR- 1907) 5-01-08



# SURVEY PLAT

OF  
TRACT 2  
65.136 ACRES OUT OF  
A 767.242 ACRE TRACT.  
OUT OF THE  
ASA SURVEY NO. 13, ABSTRACT NO. 524,  
CHARLES KELLY SURVEY NO. 14, ABSTRACT NO. 307,  
AND G.F. LAWRENCE SURVEY NO. 33, ABSTRACT NO. 358,  
COMAL COUNTY, TEXAS

APRIL 28, 2014



G F No. 082000NBT PAGE 2 OF 4

**Comal Hills Surveying**  
3200 Peter Creek Road  
Spring Branch, Texas  
78070  
(830) 226-5571  
charlyg@a.com

DR: BR LORS  
CHL Bill Loftis  
JLF 1433-1  
4/28/2014  
PG 2 19

Radius	Delta	Chord	Arc Length
1 - N.36°26'40"W.	77.72'	10 - S.21°06'12"E.	250.28'
2 - N.53°09'37"E.	2185.39'	11 - N.71°40'22"E.	144.31'
3 - N.53°09'37"E.	1000.00'	12 - N.85°18'42"E.	94.68'
4 - N.73°28'12"E.	532.04'	13 - N.35°25'47"E.	135.46'
5 - N.45°00'00"E.	197.99'	CONT. PAGE 4	
6 - N.05°02'33"E.	341.32'	22 - S.33°24'59"W.	288.65'
7 - S.70°05'06"E.	214.34'	23 - S.46°52'45"E.	286.03'
8 - N.64°47'21"E.	406.85'	24 - N.56°05'01"W.	140.00'
9 - N.42°26'10"E.	474.24'	25 - N.46°08'28"W.	476.05'
		26 - S.46°42'09"W.	760.00'

PART OF THIS PROPERTY FALLS WITHIN A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FIRM MAP NO. 48051C0260P EFFECTIVE DATE SEPTEMBER 2, 2003

FEDERMAUS ELEC. COOP. EASEMENT RECORDED IN VOLUME 386, PAGE 568, DEED RECORDS OF COMAL COUNTY, TEXAS

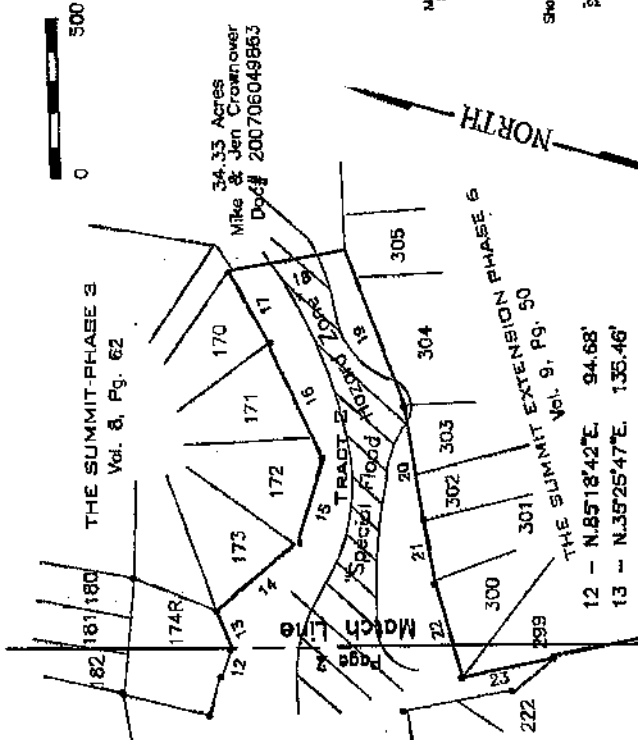
INGRESS AND EGRESS EASEMENT AND EASEMENT FOR UTILITIES NOT LESS THAN 30' WIDE RECORDED IN VOLUME 331, PAGE 556, DEED RECORDS OF COMAL COUNTY, TEXAS

THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE PREVIOUS YEAR'S SURVEY OF PROFESSIONAL SURVEYORS CHARLES KELLY SURVEY NO. 14, ABSTRACT NO. 307, COMAL COUNTY, TEXAS. I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND IS BASED ON A SURVEY DONE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, THIS THE 28TH DAY OF APRIL, 2014.

ALL POSSIBLE DISCREPANCIES, CONFLICTS IN BOUNDARIES, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS ARE SHOWN ABOVE.

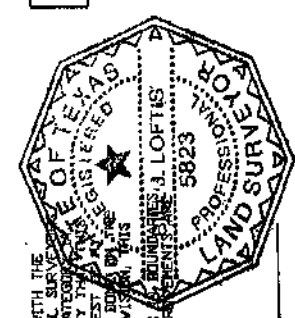
*Bill J. Loftis*  
BILL J. LOFTIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 5823

8-5-14

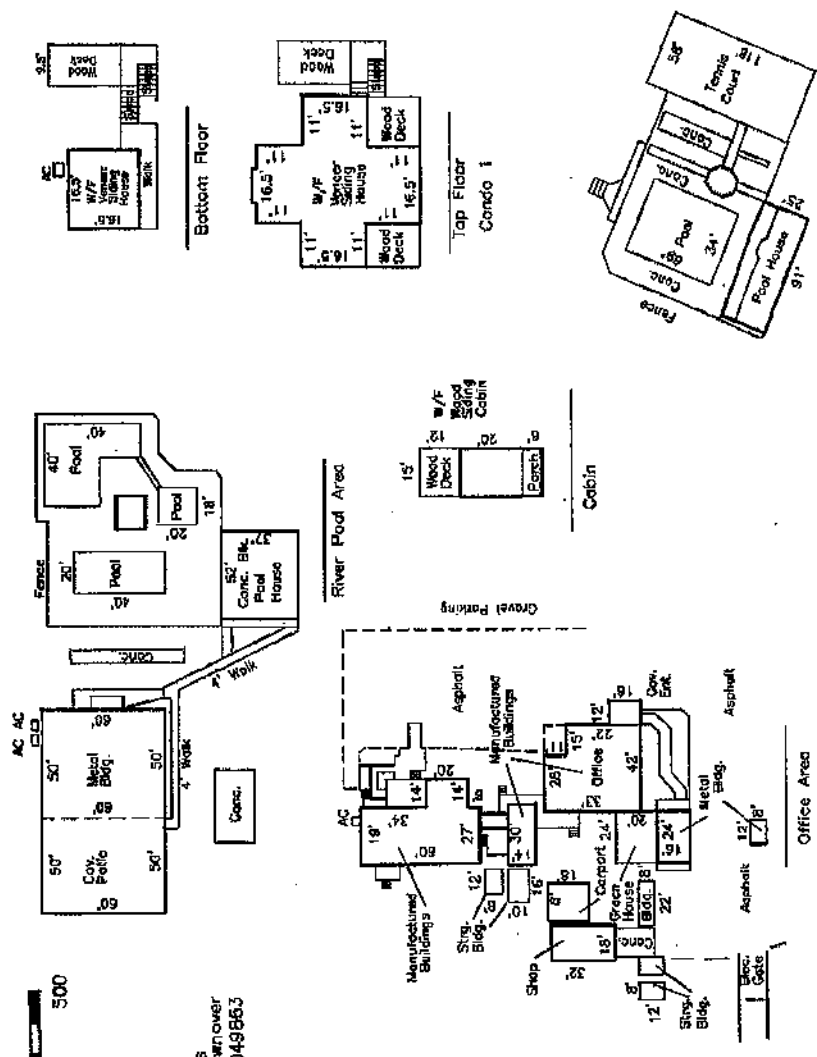


- 12 - N.85°18'42"E. 94.68'
- 13 - N.35°25'47"E. 135.46'
- 14 - S.70°27'48"E. 328.94'
- 15 - N.60°45'04"E. 286.53'
- 16 - N.31°13'06"E. 385.88'
- 17 - N.25°46'10"E. 273.94'
- 18 - S.49°20'25"E. 373.36'
- 19 - S.32°47'39"W. 552.16'
- 20 - S.41°54'56"W. 368.49'
- 21 - S.45°16'12"W. 210.32'
- 22 - S.33°24'59"W. 288.65'

CONT. PAGE 2



*Bill J. Loftis*  
 BILL J. LOFTIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER 5823



# DETAILS

G F No. 082000NBT PAGE 4 OF 4

**Comal Hills Surveying**  
 3200 Peter Creek Road  
 Spring Branch, Texas 78070  
 (830) 220-5571  
 clark@chls.com

DRAWN: Bill Loftis  
 CHECKED: Bill Loftis  
 DATE: 10/20/14  
 1/28/2014  
 PG # 18