

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

Date: _____

GF No. _____

Name of Affiant(s): Daniel D. Rodriguez, Jennifer C. Rodriguez

Address of Affiant: 5408 Jeff Davis Avenue, Austin, TX 78756

Description of Property: A11 BASTROP TOWN TRACT, (TONKAWA HILLS LOTS 8-12) Acres 5.19
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 4/9/2013 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. 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): 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.

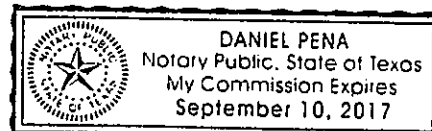
6. We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Daniel D. Rodriguez
Daniel D. Rodriguez

Jennifer C. Rodriguez
Jennifer C. Rodriguez

SWORN AND SUBSCRIBED this 14 day of April, 2014

[Signature]
Notary Public



(TAR- 1907) 5-01-08

RE/MAX Bastrop Area, 87 Loop 150 West Bastrop, TX 78602
Phone: 512.921.9134

Fax: 512.366.9613

Janis Penick

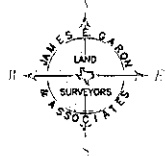
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Page 1 of 1

Rodriguez

0' 60' 120' 180'

SCALE: 1" = 60'



THIS TRACT IS SUBJECT TO A BLANKET 15' WATER LINE EASEMENT (1686/858) AND IS NOT SUBJECT TO 60' ROADWAY EASEMENT (314/569).

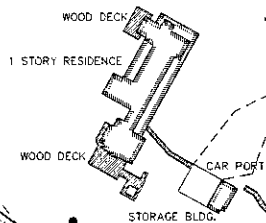
LEGEND

- ⊕ CALCULATED POINT
- 1/2" REBAR FOUND
- 1/2" REBAR SET W/CAP
- ⊙ STAMPED J.E. GARON NPLS 4303
- ⊙ 1/2" REBAR FOUND CAPPED 1795'
- ⊙ 1/2" PIPE FOUND (UNLESS NOTED)
- ⊙ COTTON SPROGUE FOUND
- ⊙ 55# NAIL FOUND
- ⊙ 55# NAIL SET
- ⊙ TREE (SIZE & TYPE NOTED)
- ⊙ FENCE POST FOUND
- ⊙ 400# FENCE
- ⊙ WIRE FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ PUBLIC UTILITY EASEMENT
- ⊙ DRAINAGE EASEMENT
- ⊙ B.L. BUILDING LINE
- ⊙ POWER POLE
- ⊙ OVERHEAD ELECTRIC LINE
- ⊙ DOWN OUY
- ⊙ RECORD CALL

5.209Ac.

DONALD A. FLORY
NORMA ELIZABETH FLORY
5.192 ACRES
VOL. 399, PG. 580

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS & 10 EASEMENT ALONG ALL LOT LINES OF RECORD IN VOL. 217, PG. 395



TO THE OWNERS, LIENHOLDERS AND BASTROP ABSTRACT COMPANY;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, 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 PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X", SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0220E & 48021C0360E, EFFECTIVE JANUARY 19, 2006



APRIL 9, 2013

REFERENCE DANIEL DAVID RODRIGUEZ & JENNIFER CHASTEEN RODRIGUEZ
ADDRESS 123 TONKAWA, BASTROP, TEXAS GF NO. 1334821
LEGAL DESCRIPTION 5.209 ACRES OUT OF THE BASTROP TOWN TRACT,
ABSTRACT 11 IN BASTROP COUNTY, TEXAS; ALSO
BEING KNOWN AS LOTS 8-12, TONKAWA HILLS, AN
UNRECORDED SUBDIVISION.

FILE Server: G:\BASTROP\SUB\TONKAWA HILLS\227135, FLD. BN. B440, PG. 12



JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
924 Main Street
Bastrop, Texas 78602
(512) 303-4185
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jgaron@austin.rr.com

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
512-303-4185
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jgaron@austin.rr.com

April 12, 2013

LEGAL DESCRIPTION: BEING 5.209 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE BASTROP TOWN TRACT, ABSTRACT 11 IN BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 5.192 ACRE TRACT OF LAND CONVEYED TO DONALD A. FLORY AND NORMA ELIZABETH FLORY BY DEED OF TRUST RECORDED IN VOLUME 399, PAGE 590 DEED RECORDS OF BASTROP COUNTY, TEXAS AND ALSO BEING KNOWN AS LOTS 8-12, TONKAWA HILLS, AN UNRECORDED SUBDIVISION REFERENCED IN VOLUME 217, PAGE 395 OF SAID DEED RECORDS; SAID 5.209 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN APRIL, 2013:

BEGINNING at a 1/2" iron rod found on the southwest line of that certain 1.78 acre tract of land conveyed to Delores Fay Davis by deed recorded in Volume 760, Page 488 of said deed records for the northeasterly corner hereof and a corner of that certain 121.404 acre tract of land conveyed to Bastrop 21 LP by deed recorded in Volume 1845, Page 442 of said deed records;

THENCE with the easterly and southerly lines hereof, common with said Bastrop 21 LP 121.404 acre tract the following five (5) calls:

1. S 03°55'14" W a distance of 440.63 feet to a 60d nail found at base of 14" pine tree;
2. S 22°05'59" W a distance of 412.95 feet to an iron rod set for angle point;
3. S 24°41'18" W a distance of 33.30 feet to a 1/2" iron rod found for the southeasterly corner hereof;
4. S 82°36'54" W a distance of 64.45 feet to an iron rod set for angle point;
5. S 89°57'09" W a distance of 88.57 feet to a 1/2" iron rod found for the southwesterly corner hereof and southeasterly corner of multiple tracts conveyed to Onita L. Jaster by deed recorded in Volume 2008, Page 558 of said deed records;

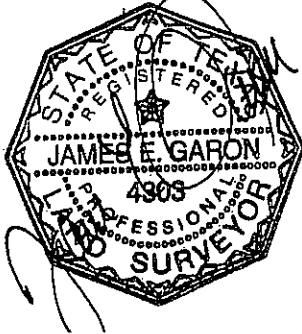
THENCE along the west line hereof, common with said Jaster tracts the following eight (8) calls:

1. N 12°11'32" E a distance of 220.22 feet to a 5/8" iron rod found for angle point;
2. N 09°54'24" E a distance of 85.94 feet to a 5/8" iron rod found for angle point;

3. N 52°55'15" W a distance of 133.25 feet to a 5/8" iron rod with cap stamped "1753" found for angle point;
4. N 03°43'07" W a distance of 86.67 feet to a 5/8" iron rod with cap stamped "1753" found for angle point;
5. N 54°21'42" E a distance of 132.51 feet to a 5/8" iron rod with cap stamped "1753" found for angle point;
6. N 02°56'23" W a distance of 106.49 feet to a 5/8" iron rod with cap stamped "1753" found for angle point;
7. N 16°08'02" E a distance of 241.93 feet to an iron rod set for angle point;
8. N 77°35'27" E a distance of 179.03 feet to a 5/8" iron rod with cap stamped "1753" found on the south westerly line of the aforesaid Davis 1.78 acre tract for the northwesterly corner hereof;

THENCE S 43°57'58" E a distance of 83.84 feet to the **POINT OF BEGINNING**, containing 5.209 acre of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:



James E. Garon
Registered Professional Land Surveyor
Server; Co\Bastrop\surveys\Tonkawa Hills\21713