

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

Date: 01/07/13

GF No. _____

Name of Affiant(s): Barbara Miller,

Address of Affiant: 153 Eight Oaks, Bastrop, TX 78602

Description of Property: The Colony Section Five Block M Lot 16, Acres 1.329

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 October 15, 2010 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;

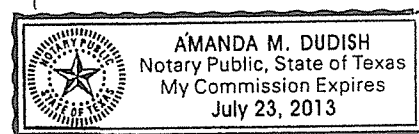
EXCEPT for the following (If None, Insert "None" Below): Fence - All boundaries within property line.

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.

Barbara Miller
Barbara Miller

SWORN AND SUBSCRIBED this 7th day of January, 2013
A. Duda
Notary Public



Page 1 of 1

(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

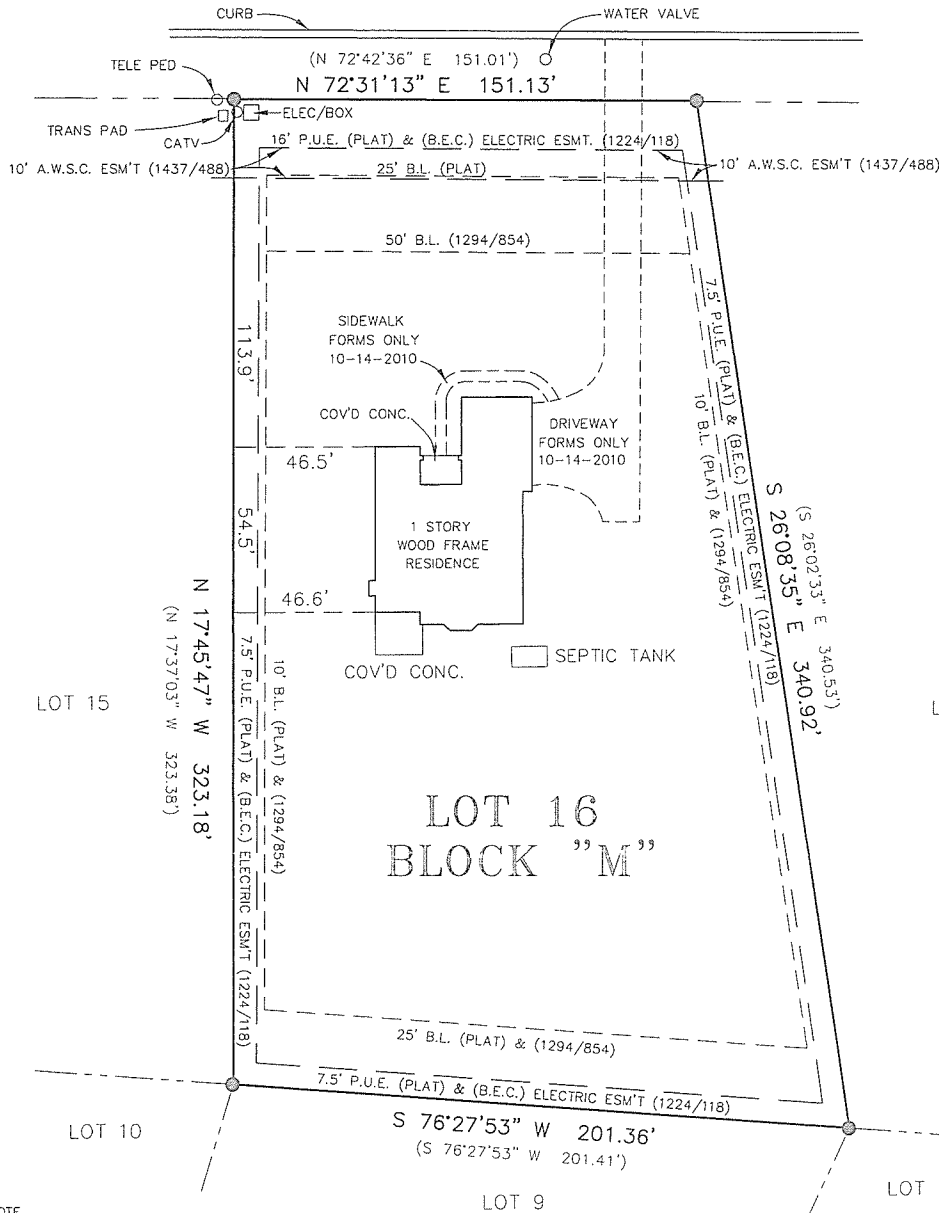
Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Miller

EIGHT OAKS DRIVE

(60' R.O.W)

SCALE: 1" = 50'



LEGEND

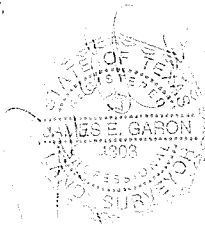
- ⊙ IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET W/CAP R.P.L.S. 4303
- △ NAIL FOUND
- ⊕ FIRE HYDRANT
- CONC MONUMENT FND.
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE ESMT.
- B.L. BUILDING LINE
- POWER POLE
- OVERHEAD ELEC. LINE
- () DOWN GUY
- (BRG.-DIST.) RECORD CALL
- (R.C.) RESTRICTIVE COVENANTS
- (B.E.C.) BLUEBONNET ELECT. COOP.
- (A.W.S.C.) AQUA WATER SUPPLY CORP.

NOTE
THIS LOT IS SUBJECT TO:
1) RESTRICTIVE COVENANTS OF RECORD IN: PLAT CAB. 4, PG. 86B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND IN VOL. 1294, PG. 854, VOL. 1608, PG. 941, VOL. 1611, PG. 838, VOL. 1958, PG. 621, & VOL. 1961, PG. 774, O.R.B.C.
2) BLANKET TYPE ESMT GRANTED TO AQUA WATER SUPPLY CORP., IN 846/265, AND 846/267, AMENDED IN 865/792 AND 1431/512, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS.
3) OVERHEAD ELECTRIC FACILITIES EASEMENT 15' CENTERED ON LINES INSTALLED AND 10' UNDERGROUND ELECTRIC FACILITIES EASEMENT 10' CENTERED ON LINES INSTALLED GRANTED TO B.E.C. RECORDED IN VOL. 1964, PG. 866, O.R.B.C.
THIS LOT IS NOT SUBJECT TO:
1.) ELECTRIC AND TELEPHONE EASEMENT GRANTED TO L.C.R.A., RECORDED IN 102/505, DEED RECORDS OF BASTROP COUNTY, TEXAS.
2.) CHANNEL EASEMENT GRANTED TO THE STATE OF TEXAS RECORDED IN 107/41, AND 125/119, DEED RECORDS OF BASTROP COUNTY, TEXAS.

TO THE OWNERS, LIENHOLDERS AND ALAMO TITLE 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 DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48021C0195E EFFECTIVE JAN. 19, 2006.



OCTOBER 15, 2010

JAMES E. GARON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
(512) 303-4185
Fax (512) 321-2107

REFERENCE BARBARA B. MILLER
ADDRESS: 153 EIGHT OAKS DRIVE, BASTROP, TEXAS G.F. NO. ALA100004936
LEGAL DESCRIPTION: LOT 16, BLOCK M, THE COLONY, SECTION 5,
CABINET 4, PAGE 86 B, PLAT RECORDS,
BASTROP COUNTY, TEXAS.

JOB NO.: 417-10 FIELD BOOK 408/42, B-337/65; B-406/18 DRAFT C.G.
FILE: Server/Co/Bastrop/Subd/The Colony/Block M/417-10.dwg ANNIE A.