

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

Date: 3-15-12

GF No. _____

Name of Affiant(s): Roger L. Van Hauen, Kristin M. Van Hauen

Address of Affiant: 358 Lower Red Rock Road, Bastrop, TX 78602

Description of Property: S5455 Cedar Creek Farms, Lot 35, Acres 6.113

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 4/11/07 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;

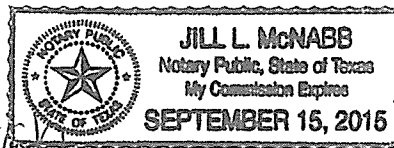
EXCEPT for the following (If None, Insert "None" Below): well house, 2 stall horse barn, livestock fencing back property line - within property boundaries.

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.

N/A
Roger L. Van Hauen

Kristin M. Van Hauen
Kristin M. Van Hauen



SWORN AND SUBSCRIBED this 15 day of March

Jill L. McNabb
Notary Public

2012
Personally appeared Kristin VanHauen

(TAR- 1907) 5-01-08

(318.580 AC)
ROBERT P. INGRUM
(332/678)

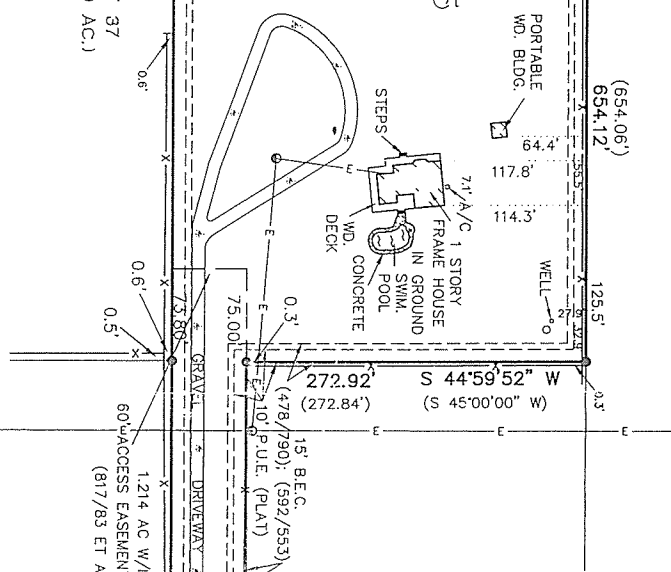
(N 45°00'00" E) (333.00')
(N 44°58'18" E) 333.11'

(S 45°00'00" E)
(S 44°58'03" E)
10' P.U.E. (PLAT)
15' B.E.C.
(478/790); (592/553)

TRACT 38
(6.116 AC.)

TRACT 35
6.109 ACRES
(6.113 AC)

(N 45°00'00" W)
(N 45°00'00" W)
TRACT 37
(6.109 AC.)



(S 44°59'52" W)
(S 45°00'00" W)
272.92'
(478/790); (592/553)
15' B.E.C.
10' P.U.E. (PLAT)
(S 45°00'00" E)
(S 44°58'18" E)
(478/790); (592/553)

TRACT 34
(5.077 AC.)

(S 45°00'00" E)
(S 44°58'18" E)
(478/790); (592/553)
15' B.E.C.
10' P.U.E. (PLAT)
(S 45°00'00" E)
(S 44°58'18" E)
(478/790); (592/553)

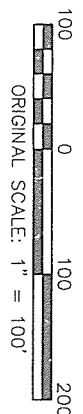
(S 45°00'00" E)
(S 44°58'18" E)
(478/790); (592/553)
15' B.E.C.
10' P.U.E. (PLAT)
(S 45°00'00" E)
(S 44°58'18" E)
(478/790); (592/553)

(S 45°39'15" W) 59.97'
(S 45°39'15" W) (60.00')
(BEARING BASIS--(PLAT))

LOWER RED ROCK ROAD
(COUNTY ROAD NO. 108)

LEGEND

- IRON ROD FOUND
- POWER POLE
- WIRE FENCE
- OVERHEAD ELECTRICAL LINE
- B.L.
- BUILDING LINE
- BLUEBONNET ELECTRIC/COOPERATIVE, INC. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- RECORD DATA
- E.O.P.
- EDGE OF PAVEMENT



© 2007, PROFESSIONAL LAND SURVEYORS

AUSTIN TITLE COMPANY

TO THE OWNERS, LENDORS, AND ANY PARTY IN ON THE GROUND SURVEY THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT. THE SURVEYOR HAS BEEN ADVISED OF THE EXISTENCE OF ANY EASEMENTS, ENCROACHMENTS, OR INTERESTS IN THE PROPERTY AND HAS TAKEN THE SAME INTO CONSIDERATION IN THE PREPARATION OF THIS SURVEY. THIS SURVEY WAS PREPARED IN CONJUNCTION WITH AND CERTIFIES ONLY TO THE AFFECT OF THE EASEMENTS SHOWN IN SCHEDULE B OF TITLE COMMITMENT G F NO. 2418001601.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL AGENCY MAINTENANCE AGENCY (F.E.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 48021C-0355. THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD.

REGISTERED PROFESSIONAL LAND SURVEYOR DATE 4-11-07

PROFESSIONAL LAND SURVEYORS
1515 CHESTNUT STREET
BASTROP, TEXAS 78602
PH: (512) 303-0952
FAX: (512) 333-0961
PROFLANDSUR@aol.com

REFERENCE: ROGER LEE VANHUSEN & KRISTEN SATODA

SURVEY OF 6.109 ACRES OF LAND BEING TRACT 35, CEDAR CREEK FARMS
CAB. 2, PG. 316 A, PLAT RECORDS OF BASTROP COUNTY, TEXAS

DRAWN:	CRR	DATE:	04/11/07	PROJECT NO.:	0239179-1
CHECKED:	CRR	REVISED:		FIELD BOOK:	46/49/45/23