

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

Date: _____ GF No. _____

Name of Affiant(s): Betty Jane Sanders

Address of Affiant: 364 Wilson Chapel Road, Cedar Creek, TX 78612

Description of Property: Wildwood Estates, Lot 18, acres 2.4980

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 5/17/1994 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):

Carport deck and structure added to concrete slab.
Added yard fence that doesn't affect the property line.

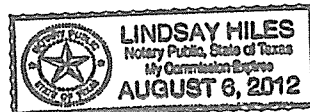
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Betty Sanders

SWORN AND SUBSCRIBED this 25th day of October, 2011

Lindsay Hiles
Notary Public

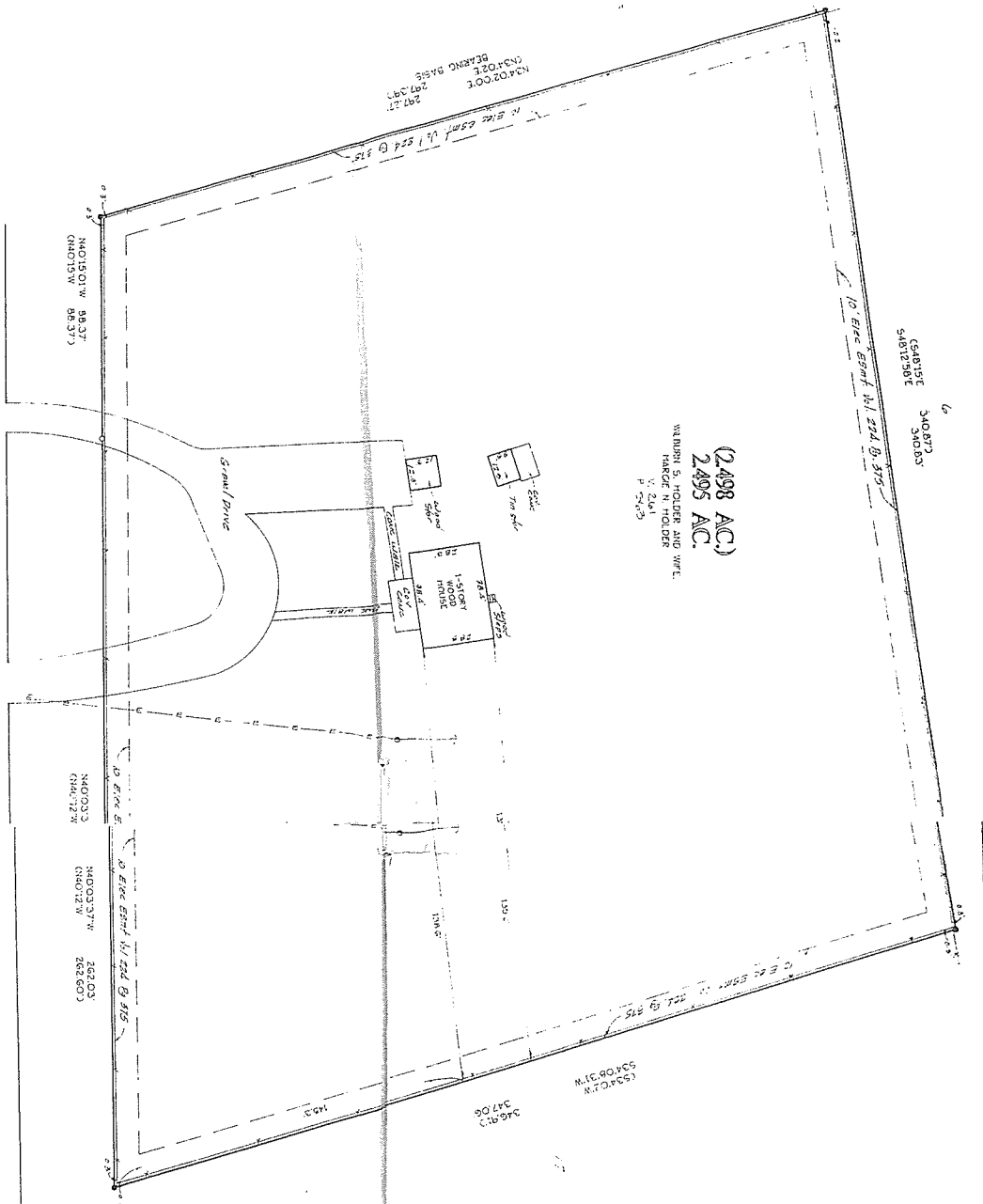


(TAR- 1907) 5-01-08

Page 1 of 1

REFERENCE: OF 497691 BUYER: PRESLEY R. AND BETTY J. SANDERS
SANDERS, PRESLEY R. AND BETTY J. SANDERS
TITLE COMPANY: LAWRENCE TITLE AND ABSTRACT COMPANY
LENDER: FRANKLIN FEDERAL BANCORP

COUNTY ROAD 384
(OLD HIGHWAY 71)



(2.498 AC)
2.495 AC.

WABURN S. HOLDER AND WIFE
MARCO S. HOLDER

6
540875
540875
540875

SCALE: 1" = 30'

NOTE: FOR RESTRICTIONS SEE
VOLUME 1748 (RECORDS)

1. The 5.44 Acre parcel, 100.00 B. 429.00 Acres
2. The 1.13 Acre parcel, 100.00 B. 429.00 Acres
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LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET
- - - WIRE FENCE
- - - GOLF COURSE
- UTILITY POLE
- - - UTILITY LINE
- RECORD CALL

James M. Grant

R. P. L. S. NO. 1913

MAY 17, 1994

