

T-47 Residential Real Property Affidavit

(May be Modified as Appropriate for Commercial Transactions)

Date: 9/26/11

GF No. _____

Name of Affiant(s): Kandice Mitchell + Carl Mitchell

Address of Affiant: 209 Wood Cove Georgetown, TX 78633

Description of Property: Lot #3, Block 3, Riverview Heights
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 2007 October 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.

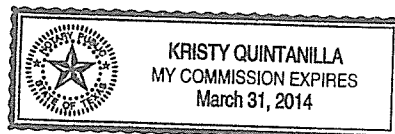
Kandice Mitchell

Carl Mitchell

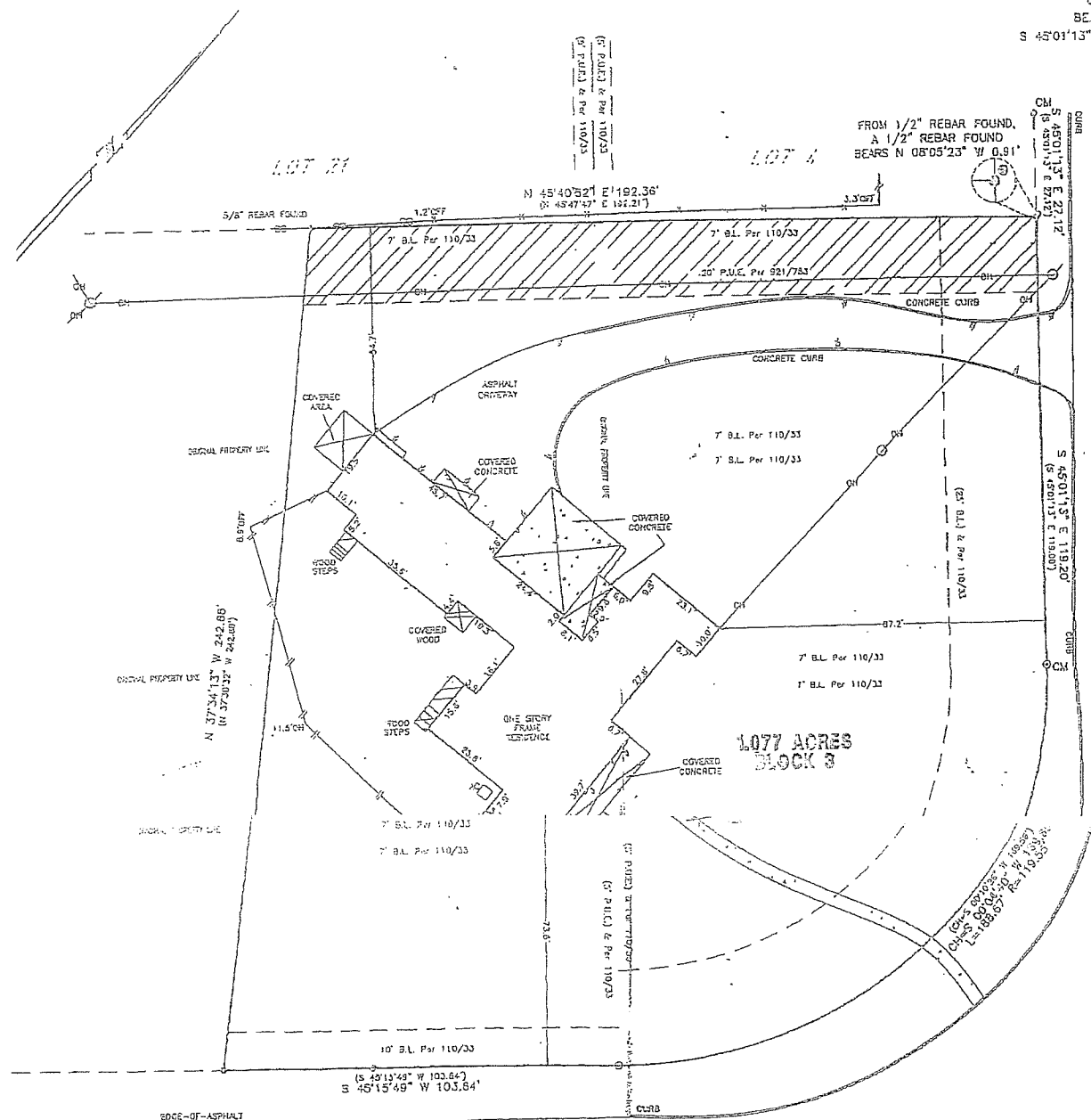
SWORN AND SUBSCRIBED this 26 day of September, 2011

[Signature]
Notary Public

(TAR- 1907) 5-01-08



S 45°01'13"



ALBRIGHT STREET
(50' R.O.W.)

Notes:
1) Subject to restrictions and easement
rights as stated in: V.170, P.33 Deed
Records and per plat in Cobl.1, Pg.1A.

- LEGEND
- 1/4\"/>

YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS		
BASTROP ABSTRACT COMPANY 1404 West North Loop Blvd. Austin, Texas 78756 Tel (512) 224-1331	TERRY L. BURRIS 2000 South Loop Austin, Texas 78756 Tel (512) 224-1331	J. F. J. 0723318 JCB 7 00306707_98 SCALE 1\"/>

Being 1.077 acres more or less, being all of Lots 1,2,3, and 1 and 25, Block 3, Riverview Heights, a subdivision in the City of Texas, according to the map or plat thereof, recorded in Cobl.1 of Bastrop County, Texas, and described by metes and bounds

COUNTY: BASTROP STATE OF TEXAS STREET ADDRESS: 314

CITY: BASTROP SURVEYOR NAME: CARL MITCHELL

Dorsey H. Burris & Associates, Inc.
Land Surveying Services
1404 West North Loop Blvd. 512-458-8809
Austin, Texas 78756 Tel 512-458-8845

DATE: 10-1-07
TITLE: 00 BASTROP
J.F. J. 0723318
JCB 7 00306707_98
SCALE: 1\"/>