

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 6-1-2017

GF No. _____

Name of Affiant(s): Todd McDonald, Kimberly McDonald

Address of Affiant: 326 Zapalac Rd, Smithville, TX 78957-2135

Description of Property: A10 Barton, William, Acres 5.00

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 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 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 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's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since December 20, 2002 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. conveyances, 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.

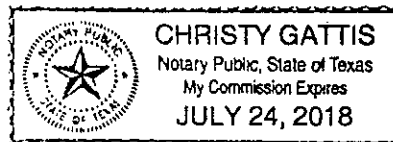
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Todd McDonald

Kimberly McDonald

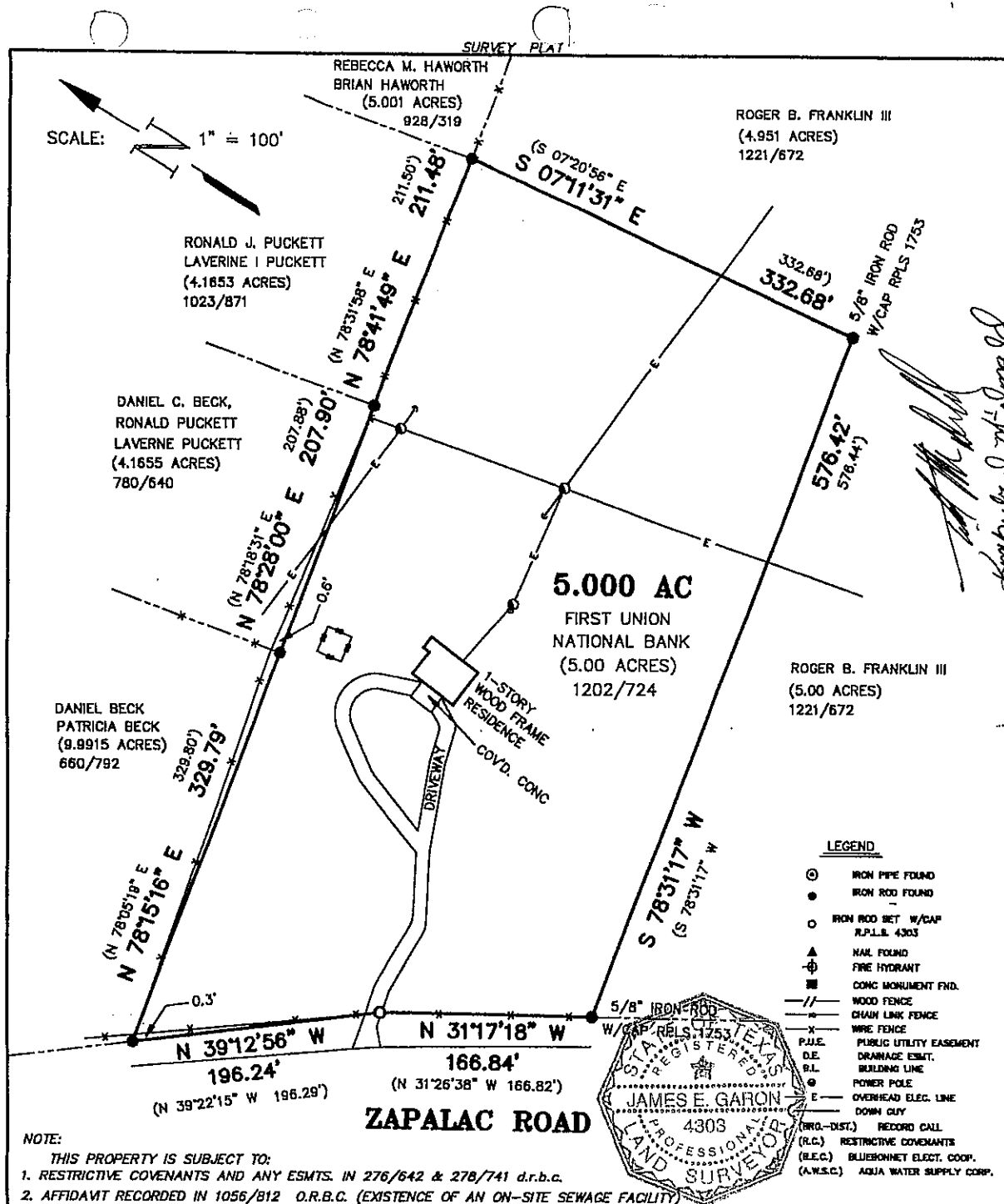
SWORN AND SUBSCRIBED this 1st day of June, 2017

Christy Gattis
Notary Public



(TAR-1907) 02-01-2010

Page 1 of 1



TO THE OWNERS, LIENHOLDERS AND ALAMO TITLE COMPANY - BASTROP

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. 48021C0275-C EFFECTIVE 08-19-91

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE



JAMES E. GARON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

REFERENCE TODD McDONALD & KIMBERLY McDONALD
ADDRESS 326 ZAPALAC ROAD, SMITHVILLE, TEXAS 78957 G.F. NO. —
LEGAL DESCRIPTION: 5.000 ACRES OF LAND OUT OF THE WILLIAM BARTON SURVEY,
ABSTRACT No. 10,
BASTROP COUNTY, TEXAS
(SEE ATTACHED LEGAL DESCRIPTION)

JOB NO.: B-1361-02 FIELD BOOK B-207/55 DRAFT KEN C. REV. 0
FILE: Ken Files\Bastrop County\Willol barton A 10\b136102.dwg 12/19/02

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