

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

Date: 5 APRIL 2018

GF No. _____

Name of Affiant(s): Gilbert Manso,

Address of Affiant: 3201 Hilliard RD, San Marcos, TX 78666

Description of Property: 75.02 Acres in the Elijah Clark Survey, A-84

County Hays, 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 January 5, 2006 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.

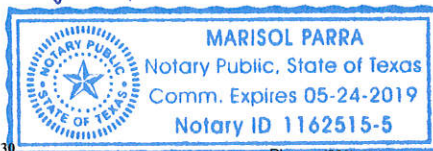
EXCEPT for the following (If None, Insert "None" Below:) 3 Story Hexagon Residential Structure located on tract two.

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.

Gilbert Manso
Gilbert Manso

SWORN AND SUBSCRIBED this 5 day of April, 2018
Marisol Parra
Notary Public



(TAR-1907) 02-01-2010

Reliance Residential Realty, 111 W. San Antonio Street, Suite 150 New Braunfels TX 78130
Yvonne Hoffmann

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Manso Gilbert

HILLIARD ROAD (S40°19'46"E
S40°19'04"E
(COUNTY ROAD 222)
60.11'

LEGEND

- VOL HAYS COUNTY PLAT RECORDS
- PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- CONCRETE NAIL WITH WASHER FOUND
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- CALCULATED POINT
- WIRE FENCE
- UTILITY LINE, POLE AND GUY

ORIGINAL SCALE
1" = 200'

SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48020380F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 20511112, DATED JANUARY 4, 2006 PROVIDED BY HAYS COUNTY ABSTRACT COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JANUARY 5, 2005 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.

ITEMS CORRESPONDING TO SCHEDULE B

- 10(c) 20 FOOT RIGHT OF WAY EASEMENT TO J.N. PARKER RECORDED IN VOLUME 94, PAGE 407, DEED RECORDS OF HAYS COUNTY, TEXAS. DOES NOT AFFECT SUBJECT TRACT AND IS NOT SHOWN HEREON.
- 10(d) EASEMENT TO THE TEXAS PIPE LINE COMPANY RECORDED IN VOLUME 96, PAGE 415, DEED RECORDS OF HAYS COUNTY, TEXAS. ASSIGNED TO TEXAS-NEW MEXICO PIPE LINE COMPANY IN VOLUME 115, PAGE 540 AND VOLUME 219, PAGE 562, DEED RECORDS OF HAYS COUNTY, TEXAS. AFFECTS SUBJECT TRACT AND ADDITIONAL LANDS AND IS BLANKET IN NATURE.
- 10(e) EASEMENT TO TEXAS PIPE LINE COMPANY RECORDED IN VOLUME 97, PAGE 527, DEED RECORDS OF HAYS COUNTY, TEXAS. AFFECTS SUBJECT TRACT AND ADDITIONAL LANDS AND IS BLANKET IN NATURE.
- 10(f) EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 98, PAGE 184, DEED RECORDS OF HAYS COUNTY, TEXAS. SUBJECT TRACT IS NOT AFFECTED BY THE POWERLINE EASEMENT, HOWEVER THIS TRACT MAY BE SUBJECT TO RIGHTS OF INGRESS & EGRESS TO SAID POWERLINE.
- 10(g) EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 98, PAGE 309, DEED RECORDS OF HAYS COUNTY, TEXAS. SUBJECT TRACT IS NOT AFFECTED BY THE POWERLINE EASEMENT, HOWEVER THIS TRACT MAY BE SUBJECT TO RIGHTS OF INGRESS & EGRESS TO SAID POWERLINE.
- 10(h) EASEMENT TO THE TEXAS PIPE LINE COMPANY RECORDED IN VOLUME 136, PAGE 196, DEED RECORDS OF HAYS COUNTY, TEXAS. DOES NOT AFFECT SUBJECT TRACT AND IS NOT SHOWN HEREON.
- 10(i) EASEMENT TO THE TEXAS PIPE LINE COMPANY RECORDED IN VOLUME 375, PAGE 163, DEED RECORDS OF HAYS COUNTY, TEXAS. DOES NOT AFFECT SUBJECT TRACT AND IS NOT SHOWN HEREON.
- 10(j) AFFIDAVIT OF ON-SITE SEWER FACILITY FILED BY GILBERT MANSO RECORDED IN VOLUME 1859, PAGE 184, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. AFFECTS SUBJECT TRACT BUT CONTAINS NO PLOTTABLE ITEMS.

TO GILBERT MANSO AND HAYS COUNTY ABSTRACT COMPANY EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY.

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE, THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON JANUARY 5, 2006; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

KYLE SMITH, R.P.L.S. NO. 5307

BYRN & ASSOCIATES, INC.

ENGINEERS SURVEYORS

1115 HIGHWAY 80 EAST
P.O. BOX 1433
SAN MARCOS, TEXAS 78666
(512) 396-2270

**PLAT OF 75.02 ACRES± IN THE
ELIJAH CLARK SURVEY, A-84,
HAYS COUNTY, TEXAS**

NOTICE WE CAN
GOLF SKIT OF LAND, ROAD TO PROPERTIES

ELIJAH CLARK SURVEY A-84

EASEMENT TO TEXAS
POWER & LIGHT CO.

ROBERT P. INGRAM ET UX TO
JOHN JOHNSON ET UX
(25.00 ACRES)
JUNE 2, 2003

S45°52'12"E 1053.26'
(S45°52'40"E 1052.85')

DANA L. MANSO TO
GILBERT MANSO
(TRACT THREE-25 ACRES)
SEPTEMBER 23, 2005

75.02 ACRES ±

N45°52'24"W 1113.61'
(N45°52'40"W 1113.12')

DANA L. MANSO TO
GILBERT MANSO
(TRACT TWO-25 ACRES)
SEPTEMBER 23, 2005

N45°52'32"W 1197.05'
(N45°52'40"W 1196.31')

DANA L. MANSO TO
GILBERT MANSO
(TRACT ONE-25 ACRES)
SEPTEMBER 23, 2005

N45°52'35"W 1274.88'
(N45°52'40"W 1274.23')

REMAINING PORTION OF
FROST NATIONAL BANK, TRUSTEE TO
ROBERT P. INGRAM ET UX
(1000.6 ACRES)
OCTOBER 1, 1996

NORTHWEST HILLS INVESTMENT CORPORATION TO
CHARLES W. WUELLER ET UX
(20.00 ACRES)
JULY 18, 1983

NORTHWEST HILLS INVESTMENT CORPORATION TO
ALAN ROBERSON
(10 ACRES)
MAY 5, 1978

CHARLES WALTON JARVIS ET UX TO
ALAN DALE ROBERSON
(10.0 ACRES)
JULY 23, 1992

CONTRACT OF SALE AND PURCHASE
VETERANS LAND BOARD OF TEXAS TO
KENNETH RAY DIETZ
(10.00 ACRES)
JULY 23, 1979

VETERANS LAND BOARD OF THE STATE OF TEXAS TO
WARREN WELDON HEATWOLE
(15.00 ACRES)
APRIL 14, 1999

REMAINING PORTION
GILBERT T. VASQUEZ ET UX TO
PAULINE K. FAUST
(15.008 ACRES)
NOVEMBER 18, 1993

JAMES R. STEWART & PATRICIA M. STEWART TO
JP STEWART HOLDINGS LIMITED PARTNERSHIP
(846.7 ACRES)
SEPTEMBER 2, 1997

REVISED 03/02/06
CLIENT: MANSO, GILBERT
DATE: JANUARY 5, 2006
OFFICE: LSC/HUTE
DRAW: EVERETT, DAWSON
FB/PG: 814/28
PLAT NO. 25501-05-3-e