

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

Date: January 23, 2019

GF No. _____

Name of Affiant(s): WILLIAM G PECKMAN, SHERRI L. PECKMAN

Address of Affiant: 321 Delayne Dr, Austin, Tx 78737

Description of Property: REUNION RANCH PHASE 2 SEC 3, BLOCK D, LOT 35, ACRES 0.583

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 _____ 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.

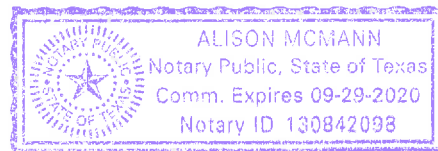
EXCEPT for the following (If None, Insert "None" Below:) NONE

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.

William G. Peckman
WILLIAM G PECKMAN

Sherril L. Peckman
SHERRI L. PECKMAN

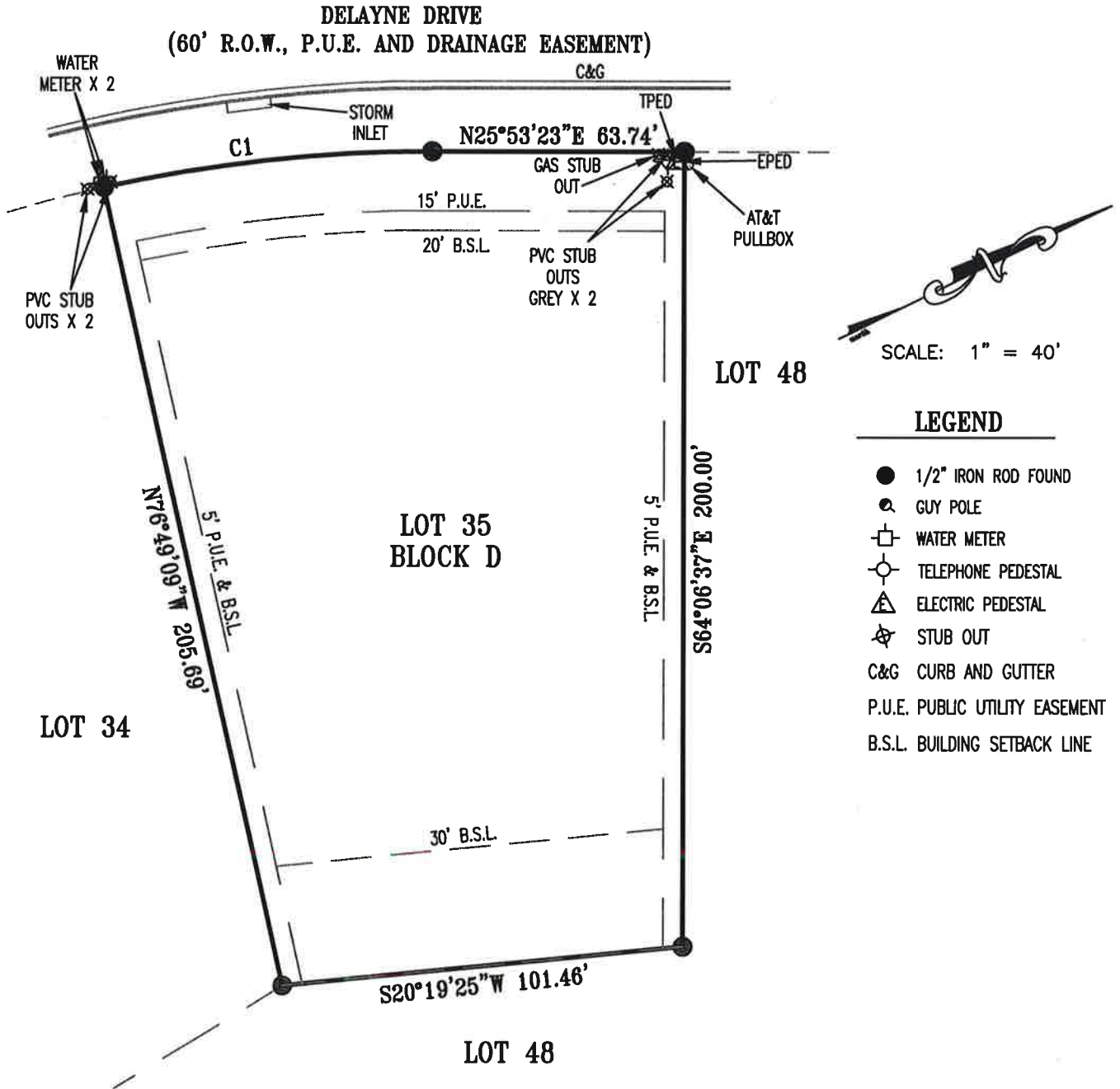


SWORN AND SUBSCRIBED this 29 day of JANUARY, 2019
Alison McMann
Notary Public

SURVEY PLAT OF

Local Address: 321 DELAYNE DRIVE, AUSTIN, TX

Legal description: UNIT 35, BLOCK D, Reunion Ranch, Phase 2, Section 3, a plat recorded in Volume 18, Page 397, Plat Records of Hays County, Texas.



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	83.18	375.00	N19°32'07"E	83.01	41.76	12°42'32"

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

SURVEY PLAT OF

Local Address: 321 DELAYNE DRIVE, AUSTIN, TX

Legal description: UNIT 35, BLOCK D, Reunion Ranch, Phase 2, Section 3, a plat recorded in Volume 18, Page 397, Plat Records of Hays County, Texas.

TO: WILLIAM G. & SHERRI L. PECKMAN AND STEWART TITLE GUARANTY COMPANY

GF # 18-0910-A EFFECTIVE DATE: APRIL 13, 2018

SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN VOLUME 18, PAGE 397, PLAT RECORDS OF HAYS COUNTY, TEXAS; VOLUME 4507, PAGE 443, VOLUME 4508, PAGE 290, VOLUME 5321, PAGE 442, VOLUME 5321, PAGE 448, VOLUME 5395, PAGE 442, DOCUMENT NO. 2016-16005801, DOCUMENT NO. 2016-16005838, DOCUMENT NO. 2016-16011013, DOCUMENT NO. 2016-16012052, DOCUMENT NO. 17004999, DOCUMENT NO. 17036044, AND DOCUMENT NO. 18008437, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

10.
 - f. 15' PUBLIC UTILITY EASEMENT PARALLEL TO ALL STREET R.O.W., AS SET FORTH BY PLAT RECORDED IN VOLUME 18, PAGE 397, PLAT RECORDS OF HAYS COUNTY, TEXAS. (SHOWN HEREON)
 - g. 5' PUBLIC UTILITY EASEMENT ALONG EACH SIDE OF ALL SIDE LOT LINES, AS SET FORTH BY PLAT RECORDED IN VOLUME 18, PAGE 397, PLAT RECORDS OF HAYS COUNTY, TEXAS. (SHOWN HEREON)
 - h. BUILDING SETBACK LINES AS SET FORTH BY PLAT RECORDED IN VOLUME 18, PAGE 397, PLAT RECORDS OF HAYS COUNTY, TEXAS. (SHOWN HEREON)
 - i. EASEMENT RIGHTS AS RESERVED IN DECLARATION RECORDED IN VOLUME 4507, PAGE 443, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (BLANKET TYPE)
 - j. EASEMENT(S), TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN WASTEWATER TREATMENT PLANT EASEMENT RECORDED IN VOLUME 2248, PAGE 134, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS AFFECTED BY ASSIGNMENT OF PERMITS AND EASEMENT RECORDED IN VOLUME 4332, PAGE 402, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (BLANKET TYPE)
 - k. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT AGREEMENT FOR ACCESS AND UTILITIES, RECORDED IN VOLUME 4346, PAGE 695, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (BLANKET TYPE)
 - l. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ACCESS AND CONSTRUCTION EASEMENT AGREEMENT RECORDED IN VOLUME 4928, PAGE 164, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
 - m. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN REUNION RANCH PRIVATE ROADWAY DECLARATION, RECORDED IN DOCUMENT NO. 2016-16012052, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
 - n. COVENANTS PROVIDING FOR ASSESSMENTS AS SET OUT IN INSTRUMENT RECORDED IN N. VOLUME 4507, PAGE 443, AND VOLUME 5321, PAGE 442, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property IS NOT within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48209C0140E for Hays County, Texas, dated September 2, 2005.

Dated, this the 8th day of May, 2018.


MARVIN DEARBONNE, RPLS# 5697

Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, Texas 78749
(512) 280-5160 (512) 280-5165 (fax)
MDEARBONNE@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83

