



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

Date: DEC 6/10/21 GF No. \_\_\_\_\_  
Name of Affiant(s): DEE RAMBEAU  
Address of Affiant: 333 RAINBOWS EVD, WIMBERLEY, TX 78676  
Description of Property: residence  
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.

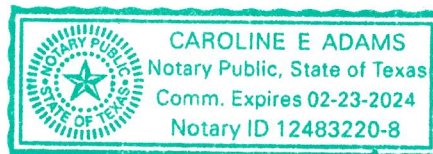
4. To the best of our actual knowledge and belief, since 2018 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - 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):

in-ground swimming pool added on east side of  
house in June, 2018

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.



DEE RAMBEAU  
SWORN AND SUBSCRIBED this 10 day of June  
Caroline Adams  
Notary Public

2021

SCALE: 1" = 200'

10' EASEMENT ALONG ALL LOT  
LINES AND A 30' EASEMENT  
ALONG ALL ROADS AND ROAD  
EASEMENTS AS SET FORTH IN  
EASEMENT TO ELECTRIC  
COOPERATIVE INC. IN VOLUME 372,  
PAGE 668, DEED RECORDS, HAYS  
COUNTY, TEXAS.

D.C. BILLINGS  
SURVEY

IN VOLUME 372.  
RECORDS, HAYS

JAMES LANSING SURVEY

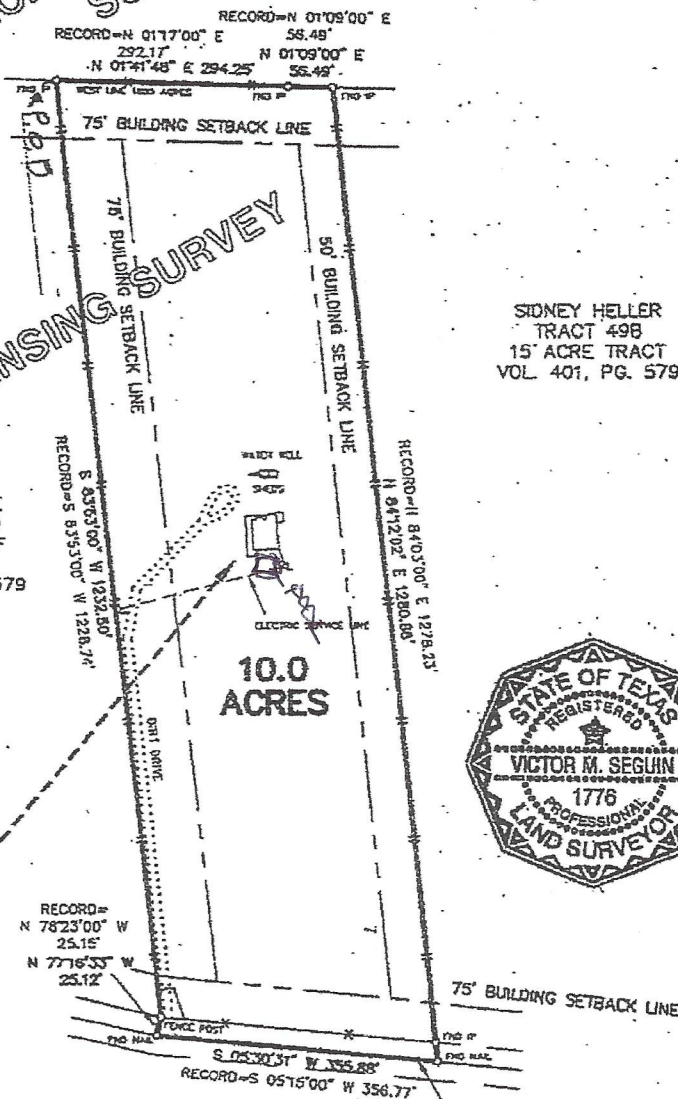
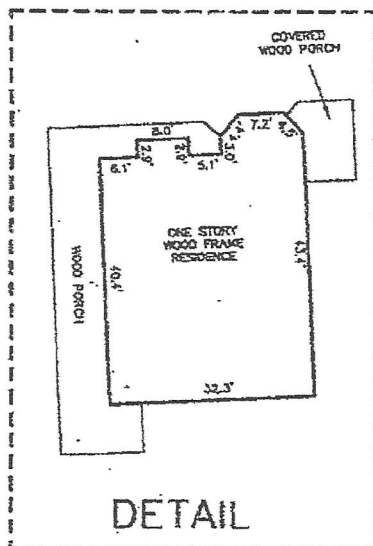
75' BUILDING SETBACK LINE

RECORD

S &

CORNERSTONE  
CORPORATION  
REMAINDER OF  
1885 ACRES  
VOL. 401, PG. 579

SIDNEY HELLER  
TRACT 498  
15 ACRE TRACT  
VOL. 401, PG. 579



CENTERLINE 50' ROAD EASEMENT  
VOL. 368, PG. 136 DEED RECORDS  
(RAINBOWS END)

RESTRICTIONS:

VOL. 357, PG. 329, DEED RECORDS  
VOL. 1319, PG. 417 OFFICIAL PUBLIC RECORDS  
OF HAYS COUNTY, TEXAS.

BUYER: RONALD J GORDAN AND PATRICIA L KILBER  
ADDRESS: 333 RAINBOWS' END  
HAYS COUNTY, TEXAS  
SURVEY FOR: NORTH AMERICAN TITLE CO.  
GF# 71867671

**SURVEY PLAT**  
**OF**

10.00 ACRES OF LAND, MORE OR LESS,  
OUT OF THE JAMES LANSING SURVEY,  
HAYS COUNTY, TEXAS AND BEING MORE  
PARTICULARLY DESCRIBED BY METES AND  
BOUNDS IN EXHIBIT "A" ATTACHED  
HERETO. TOGETHER WITH A 50' ROADWAY  
EASEMENT MORE PARTICULARLY DESCRIBED  
IN INSTRUMENT RECORDED IN VOLUME  
366, PAGE 136. DEED RECORDS HAYS  
COUNTY, TEXAS.

**VICTOR SEGUIN**  
REGISTERED PROFESSIONAL LAND SURVEYOR 1776  
P.O. BOX 14307  
SAN ANTONIO, TX 78214  
(210) 826-3871

STATE OF TEXAS  
COUNTY OF HAYS

I hereby certify that the above plot is true and correct according to an actual survey made on the ground under my supervision, and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all plots have been located as indicated above on the date of this plot.

This 12 day of JUNE 20 03 A.D.

REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 1776

DEATH BY:

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