

LEGEND:

S IS - set iron stake
 F IP - found iron pipe
 PL - property line
 FC - fence corner
 FL - fence line (wire)
 BSB - building set back
 E - electric
 T - telephone
 TV - television
 DL - distribution line
 SL - service line
 PP - power pole
 UE - utility easement
 WM - water meter
 (??) - deed information
 ?/? - Volume/page

Bearings based
 on record plat

W. R. Montgomery Ranch
 (this side)



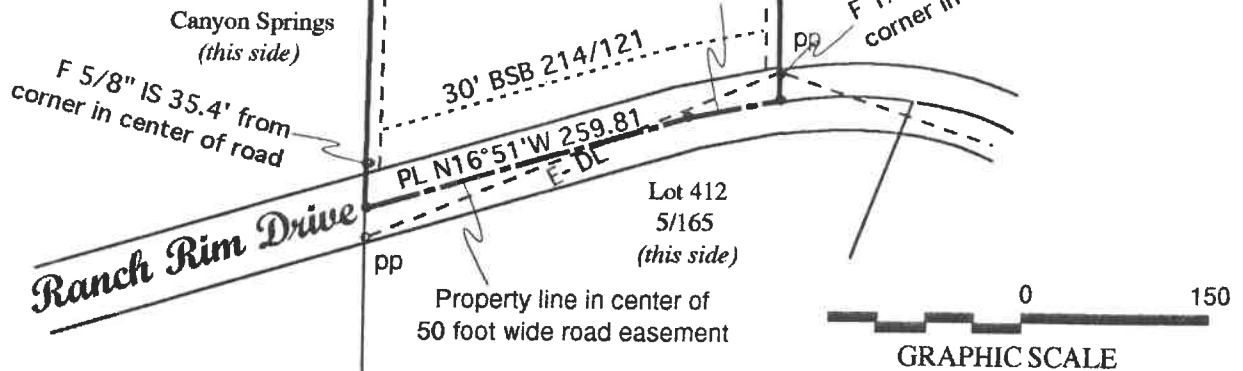
J. K. Dorrance,
 et. al.
 (this side)

I hereby certify that this plat and accompanying field notes description are representations of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, that all property corners are as shown, and that there are no encroachments, conflicts, or protrusions apparent or known to me to be on the property except as shown hereon.

Charles E. Domingues
 Charles E. Domingues

Registered Professional Land Surveyor
 No. 1713

Only those prints containing the raised seal should be considered official and relied upon by the user.



Domingues & Assoc.

609 Sidney Baker St.

Kerrville, Texas 78028

Tel. 830/ 896 6900

Fax 830/ 896 6901

Job No. 4635

Lot 401
Cave Spring Addition,
Section Four

In The
 State of Texas
 County of Kerr
 Scale 1" = 150 Feet
 April 8, 1998

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

Date: June 21, 2021

GF No. _____

Name of Affiant(s): MICKEY L. AND BARBARA JEAN WIREMAN

Address of Affiant: 322 RANCH RIM DR. W, HUNT, TX. 78024

Description of Property: CAVE SPRINGS 4, LOT 401, ACRES 6.68

County KERR, 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."):

yes

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 APRIL 8, 1998 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): 20K gal rainwater storage system

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.

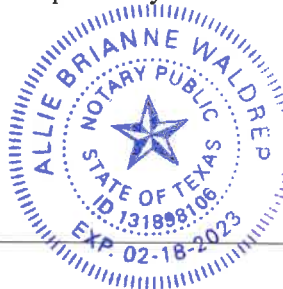
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Mickey L. Wireman

Barbara J. Wireman

Allie G. Waldrep

Notary Public



JUNE

2021

SWORN AND SUBSCRIBED this 21 day of