

20 x 20 Gm
10 x 12 Shed

Dixon Land Surveying
SURVEY PLAT

J9211

OWNER:
JOHN T. AHEARNE & NANCY A. AHEARNE

ADDRESS:
246 MILAM LANE, BASTROP, TEXAS 78602

LEGAL DESCRIPTION:
5.913 ACRES OF LAND OUT OF THE THERESA HIGHSMITH SURVEY, ABSTRACT NO. 193, SITUATED IN BASTROP COUNTY, TEXAS, AND BEING A PORTION OF THAT REMAINING TRACT OF LAND CONVEYED TO ORA TUCK BY DEED RECORDED IN VOLUME 183, PAGE 395 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

THE PROPERTY SURVEYED HEREON IS SUBJECT TO:
RESTRICTIVE COVENANTS AS RECORDED IN VOLUME 157, PAGE 131 AND VOLUME 157, PAGE 132 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

"TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO SUNRISE MORTGAGE LLC AS PER GF # 01-7801936."

1"=100'
SCALE

LEGEND

Chain Link Fence
Wire Fence
Record Call
Elec. Line/Pole

MILAM LANE

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the ground on 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 except as shown hereon, and that said property has access to and from a dedicated roadway except as shown hereon.

Dated this the 4TH day of DECEMBER 200

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48021C0125C

Zone: X Dated: 9/19/91

Thomas P. Dixon, P.P.L.S. 4324

6305 Forest Hills Drive, Austin, Texas 78746

Scanned by CamScanner

I / We reviewed this survey and are aware of any and all discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or productions or overlapping of improvements.

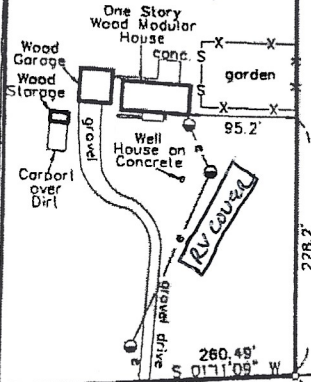
Date: 7/24/19
Date: 7-29-2019
DAVID & LORI BENDIS
666/119

Sign: [Signature]

TRACT 3-C HIGGINS ADDITION (UNRECORDED SUBDIVISION)

TRACT 4-C HIGGINS ADDITION (UNRECORDED SUBDIVISION)
257,571 sq. ft.
5.913 acres

TRACT 5-C HIGGINS ADDITION (UNRECORDED SUBDIVISION)



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

Date: March 4, 2022

GF No. _____

Name of Affiant(s): Michael P. Mullikin and Bonnie Kurz

Address of Affiant: 246 Milam Ln Bastrop, TX 78602

Description of Property: _____

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 7-29-2019 there have been no:

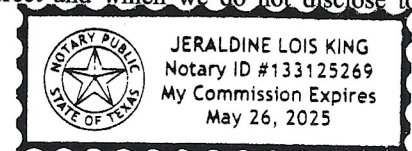
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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):

40 Ft RV Cover Pad
Covered Stall in Back

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.



SWORN AND SUBSCRIBED this 4 day of February, 2022
Jeraldine Lois King
Notary Public

(TXR-1907) 02-01-2010

STERLING & ASSOCIATES, 116 E 1ST Elgin, TX 78621
Cecilia Whitley

Phone: 5122856500 Fax: _____
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