

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

Date: 4-26-2022

GF No. _____

Name of Affiant(s): Wilburn A. Shannon III, Manager - Mesa Del Arroyo, LP

Address of Affiant: 3736 Bee Cave Rd, Ste 1 #241 Austin, TX 78746

Description of Property: 495 Mt. Gainor Rd., Dripping Springs, TX 78620 (See attached Exhibit "A")

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 April 2022 there have been no:

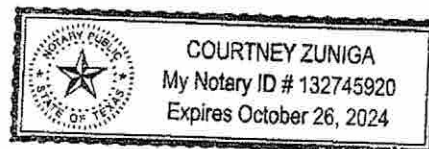
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the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

Wilburn A. Shannon III, Manager



SWORN AND SUBSCRIBED this 26th day of April, 2022
Notary Public

SURVEY SHOWING TRACT 4 – A 28.45 ACRE TRACT OF LAND SITUATED IN THE B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, HAYS COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN 134.51 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 22009030, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER 21-561979-AS, EFFECTIVE DATE OF FEBRUARY 7, 2021, ISSUED DATE OF FEBRUARY 26, 2021, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
3) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. IRRIGATION VALVES AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
4) EXISTING FENCES AROUND BOUNDARY MAY ACTUALLY MEANDER BACK AND FORTH GENERALLY ALONG AND NOT NECESSARILY ON LINE. DIMENSIONAL TIES, IF SHOWN, ARE WHERE FENCES WERE MEASURED. INTERIOR FENCES, IF ANY, NOT LOCATED NOR SHOWN HEREON. THERE ARE GATES IN BOUNDARY FENCE AT VARIOUS PLACES.
5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.
7) NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF THE 100 YEAR FLOOD PLAIN THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

TRACT 5
30.15 ACRES
SURVEYED THIS DAY BY
WCR LAND SURVEYING

TRACT 4
28.45 ACRES

MESA DEL ARROYO, LP
PART OF A CALLED 134.51 ACRES
DOC. NO. 22009030
OFFICIAL PUBLIC RECORDS

TRACT 3
29.90 ACRES
SURVEYED THIS DAY BY
WCR LAND SURVEYING

*POINT OF BEGINNING BEARS N89°34'16"E 1148.44' AND N27°18'08"E A DISTANCE OF 1290.95' FROM AN IRON ROD FOUND WITH A YELLOW "CMA 5911" PLASTIC CAP AND BEING THE POINT OF COMMENCING IN METES AND BOUNDS DESCRIPTION PREPARED THIS DAY.

SCHEDULE B RECORDED EXCEPTION DOCUMENTS

*MINERAL AND ROYALTY INTEREST DOCUMENTS NOT REVIEWED BY SURVEYOR.
*SEE TITLE COMMITMENT FOR A FULL/COMPLETE LIST OF EXCEPTIONS AND/OR RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS LISTED ABOVE OR IN SCHEDULE B OF TITLE COMMITMENT.

LEGEND

- WINDMILL
- FOUND 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 1" IRON PIPE
- MEANDER POINT/CALCULATED POINT
- FOUND COTTON SPINDLE W/ A YELLOW "WCR" PLASTIC WASHER
- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- SET MAG NAIL W/ A YELLOW "WCR" PLASTIC WASHER
- FOUND FENCE POST (MATERIAL AND DIAMETER NOTED ON PLAT)
- FOUND IRON ROD W/ A YELLOW "CMA 5911" PLASTIC CAP
- FOUND MAG NAIL
- POWER POLE
- UTILITY POLE
- GUY WIRE
- WELL
- PROPANE TANK
- SEPTIC AREA
- CLEAN OUT
- MAILBOX
- A/C PAD
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION

WCR
LAND SURVEYING

P.O. BOX 481 BLANCO, TX 78606
830-833-3010 INFO@WCRLANDSURVEYING.COM
TBPE&LS FIRM #10194135

JOB NO.: 1424-21

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 1 OF 1

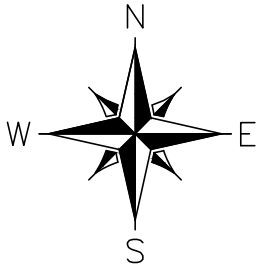
ROBERT A. GARLAND JR. AND AMY L GARLAND
CALLED 74.00 ACRES
VOL. 4974 PG. 870
OFFICIAL PUBLIC RECORDS



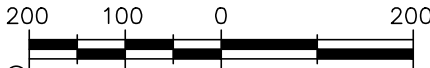
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

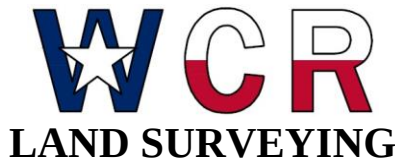
03/22/2022

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
CHRISJ@WCRLANDSURVEYING.COM 830-833-3010



1" = 200'





P.O. Box 481 Blanco, TX 78606
(830)833-3010 info@wcrlandsurveying.com
TBPE&LS FIRM #10194135

**FIELD NOTE DESCRIPTION OF A
28.45 ACRE TRACT OF LAND
TRACT 4**

Being a **28.45 acre** tract of land situated in the B.F. Hanna Survey No. 28, Abstract No. 222, Hays County, Texas and being out of that certain 134.51 acre tract of land recorded in Document No. 22009030, Official Public Records, Hays County, Texas, said **28.45 acre** tract being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found with a yellow plastic cap stamped "CMA 5911" in the east line of County Road 220 (also known as Mt. Gainor Road), for a northwest corner of a called 196.483 acre tract of land recorded in Volume 5310, Page 517, Official Public Records, Hays County, Texas and the southernmost southwest corner of the above referenced 134.51 acre tract;

THENCE with the south line of said 134.51 acre tract and a north line of said 196.483 acre tract, N89°34'16"E a distance of 1148.44' to an iron rod found with a yellow plastic cap stamped, "CMA 5911" for an interior corner of said 196.483 acre tract and the southeast corner of said 134.51 acre tract;

THENCE with the southeast line of said 134.51 acre tract and a northwest line of said 196.483 acre tract, N27°18'08"E a distance of 1290.95' to an iron rod set for the east corner of a 29.90 acre (Tract 3) tract of land surveyed this day, the south corner and **POINT OF BEGINNING** of the herein described tract;

THENCE severing said 134.51 acre tract, N 44°31' 52" W, a distance of 679.71' to an iron rod found with a yellow plastic cap stamped "WCR" for the northeast corner of that certain 30.00 acre tract of land recorded in Document No. 22009020, Official Public Records, Hays County, Texas, the north corner of said Tract 3, an interior corner of said 134.51 acre tract and herein described tract;

THENCE with the northeast line of said 30.00 acre tract and a southwest line of said 134.51 acre tract, N 69°17' 13" W, at 1054.45' passing a cotton spindle found with a yellow plastic washer stamped "WCR" in asphalt, crossing Mt. Gainor Road and continuing a total distance of 1159.45' to an iron rod found with a yellow plastic cap stamped "WCR" for the northwest corner of said 30.00 acre tract, the northernmost southwest corner of said 134.51 acre tract and southwest corner of the herein described tract;

THENCE with a westerly line of said 134.51 acre tract, N 04°55' 14" E, at 123.73' passing a MAG nail found and continuing a total distance of 393.30' to a calculated point in the centerline of Onion Creek for a corner of said 134.51 acre tract and herein described tract;

THENCE with a westerly line of said 134.51 acre tract along the centerline of Onion Creek, **N 17°25' 18" E**, a distance of **163.48'** to a calculated point for the westernmost corner of a 30.15 acre (Tract 5) tract of land surveyed this day and the northwest corner of the herein described tract;

THENCE severing said 134.51 acre tract the following courses and distances:

S 62°34' 31" E, at 119.58' passing a MAG nail set with a yellow plastic washer stamped "WCR" and continuing a total distance of **931.97'** to an iron rod set;

N 84°32' 13" E, a distance of **612.99'** to an iron rod set;

S 38°43' 25" E, a distance of **75.51'** to an iron rod set;

S 89°30' 15" E, a distance of **85.88'** to an iron rod set;

N 49°11' 37" E, a distance of **124.56'** to an iron rod set;

and **N 84°32' 13" E**, a distance of **399.48'** to an iron rod set in a northwest line of the aforementioned 196.483 acre tract for the southeast corner of said Tract 5 and the northeast corner of the herein described tract;

THENCE with the southeast line of said 134.51 acre tract and a northwest line of said 196.483 acre tract, **S 27°18' 08" W**, a distance of **1273.18'** to the **POINT OF BEGINNING** containing **28.45 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.



A blue ink signature of Christopher Jurica.
03/22/2022
Christopher Jurica, RPLS #6344
Job No. 1424-21

Legal Description and Owner's Name – Ranch 2, Mesa Del Arroyo

Legal Description:

TRACT 4 – A 28.45 ACRE TRACT OF LAND SITUATED IN THE B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, HAYS COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN 134.51 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 22009030, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

Owner's Name:

Wilburn A. Shannon III, Manager- Mesa Del Arroyo, LP