

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

Date: May 19, 2018

GF No. _____

Name of Affiant(s): Claude C. Hughes, Shannon M. Hughes

Address of Affiant: 1206 Ford St., Llano, Tx 78643

Description of Property: 1206 Ford St.

County Llano, 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."): N/A

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 August 2, 2004 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.

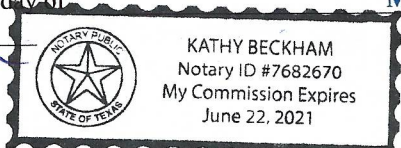
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Claude C. Hughes
Claude C. Hughes

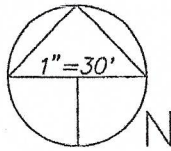
Shannon M. Hughes
Shannon M. Hughes

SWORN AND SUBSCRIBED this 19th day of May, 2018

Kathy A. Beckham
Notary Public
Kathy A. Beckham



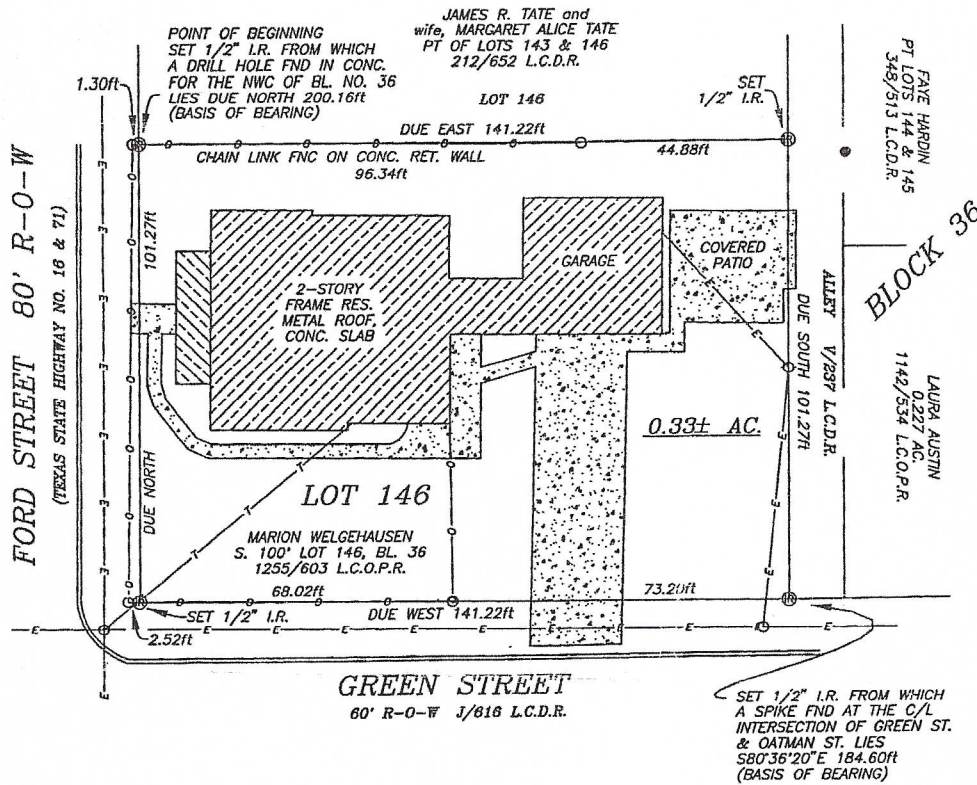
(TAR-1907) 02-01-2010



- LEGEND:
- ⊙ = 1/2" IRON ROD SET
 - = IRON ROD FOUND
 - = FENCE COR. POST
 - = UTILITY POLE
 - ▬ = CONC. ROW MON.
 - = DOWN GUY
 - E— = OH ELECTRICAL
 - X— = WIRE FENCE

OWNER/SELLER:
MARION WELGEHAUSEN
ADDRESS:
1206 FORD STREET

SUBJECT TO:
ZONING, REGULATIONS,
RULES AND ORDINANCES
OF THE CITY OF LLANO,
LLANO COUNTY, TEXAS.



PLAT OF SURVEY
OF PART OF LOT NO. ONE-HUNDRED FORTY-SIX (146),
IN BLOCK NO. THIRTY-SIX (36) OF THE OLD TOWN SOUTH
ADDITION TO THE TOWN OF LLANO, LLANO COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME J, PAGE 616, LLANO COUNTY DEED RECORDS.



I, F. L. THOMPSON, A REGISTERED PROFESSIONAL LAND SURVEYOR,
DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE
RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY
SUPERVISION ON THE 9TH DAY OF JULY, 2004. IMPROVEMENTS
ARE AS SHOWN, SET BACK FROM PROPERTY LINES THE DISTANCES
INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR
PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN, AND
THE PROPERTY HAS ACCESS TO A DEDICATED PUBLIC ROADWAY.
WITNESS MY HAND AND SEAL THIS THE 2ND DAY OF AUGUST, 2004.

F. L. Thompson
F. L. THOMPSON, REG. PROF. LAND SURV. NO. 1739
P. O. BOX 74, LLANO, TEXAS 78643
325-247-4510

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FRED L. THOMPSON & ASSOCIATES, P.C.

DRAWN BY: LMC	PROJECT TITLE SURVEY OF PT OF LOT 146, BL. 36, OLD TOWN SOUTH, CITY OF LLANO, LLANO COUNTY, TEXAS.	SHT. NAME FLOOD INFORMATION: THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS REFERENCED BY THE F.I.R.M. MAP PANEL No. 480451 0005 B EFFECTIVE DATE 05/04/1982	SHT. NO. 1 2
DATE: 08/02/2004			
DWG. NO.: 04052002.DWG			
APPROVED BY: FLT			

FRED L. THOMPSON & ASSOCIATES, P. C.

P. O. BOX 74 LLANO, TEXAS 78643-0074
Registered Professional Land Surveyor No.1739
Licensed State Land Surveyor
325-247-4510 (O) 325-247-1043 (F)

(PAGE 2 OF 2)

**FIELD NOTES OF 0.33 OF AN ACRE OF LAND IN THE CITY OF LLANO,
LLANO COUNTY, TEXAS.**

The tract of land described hereon contains 0.33 of an acre more or less in the City of Llano, Llano County, Texas, out of Lot No. One-Hundred Forty-Six (146) in Block No. Thirty-Six (36) of the Old Town South Addition to Llano, on the south side of the Llano River, according to the map or plat thereof recorded in Volume J, Page 616, Llano County Deed Records, and contains all of that certain tract of land described in a deed to Marion Welgehausen recorded in Volume 1255, Page 603, Llano County Official Public Records and is described as found on the ground by metes and bounds as follows:

Beginning at a 1/2" iron rod set in the east line of Texas State Highway No.'s 16 and 71 (Ford Street), an 80 feet wide right of way, for the southwest corner of a tract of land described as part of Lot No.'s 143 and 146, Block 36, Old Town South in a deed to James R. Tate and wife, Margaret Alice Tate recorded in Volume 212, Page 652, Llano County Deed Records, and the northwest corner hereof from which a drill hole found in concrete for the northwest corner of Block No. 36 lies DUE NORTH (Basis of Bearing) 200.16 feet;

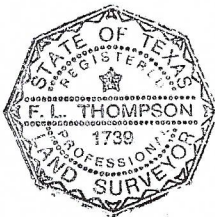
Thence with a chain link fence on a concrete retaining wall, DUE EAST, at 96.34 feet fence and retaining wall ends, in all 141.22 feet to a 1/2" iron rod set in the west line of an alley as called for by deed for the southeast corner of the Tate tract and the northeast corner hereof;


Thence DUE SOUTH, 101.27 feet (100.00 feet) to a 1/2" iron rod set in the north line of Green Street, a 60 feet wide right of way, for the southeast corner hereof from which a spike found at the centerline intersection of Green Street and Oatman Street lies S 80° 36' 20" E 184.60 feet;

Thence DUE WEST, at 73.20 feet pass a chain link fence post, in all 141.22 feet to a 1/2" iron rod set at the intersection of the north line of Green Street and the east line of Ford Street for the southwest corner hereof;

Thence DUE NORTH 101.27 feet (100.00 feet) to the **Point of Beginning** and containing 0.33 of an acre more or less.

I, F. L. Thompson, a Registered Professional Land Surveyor, do hereby certify that the field notes hereon with accompanying plat are a true and correct representation and delineation of an on the ground survey made under my direction and supervision on the 9th day of July, 2004. Witness my hand and seal this the 3rd day of August, 2004.




F. L. Thompson, Reg. Prof. Land Surv. No. 1739
P.O. Box 74, Llano, TX 78643