

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

Date: June 24, 2019

GF No. _____

Name of Affiant(s): Kimberly Anne Hughes,

Address of Affiant: 204 Fox Run, Llano, Tx 78643

Description of Property: 105 Live Oak Drive, Llano, Tx 78643

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 May 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): 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.

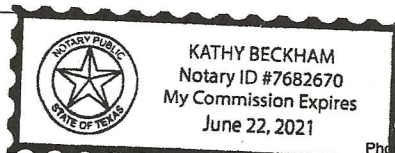
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

X Kimberly Hughes
Kimberly Anne Hughes

SWORN AND SUBSCRIBED this 24th day of June, 2019

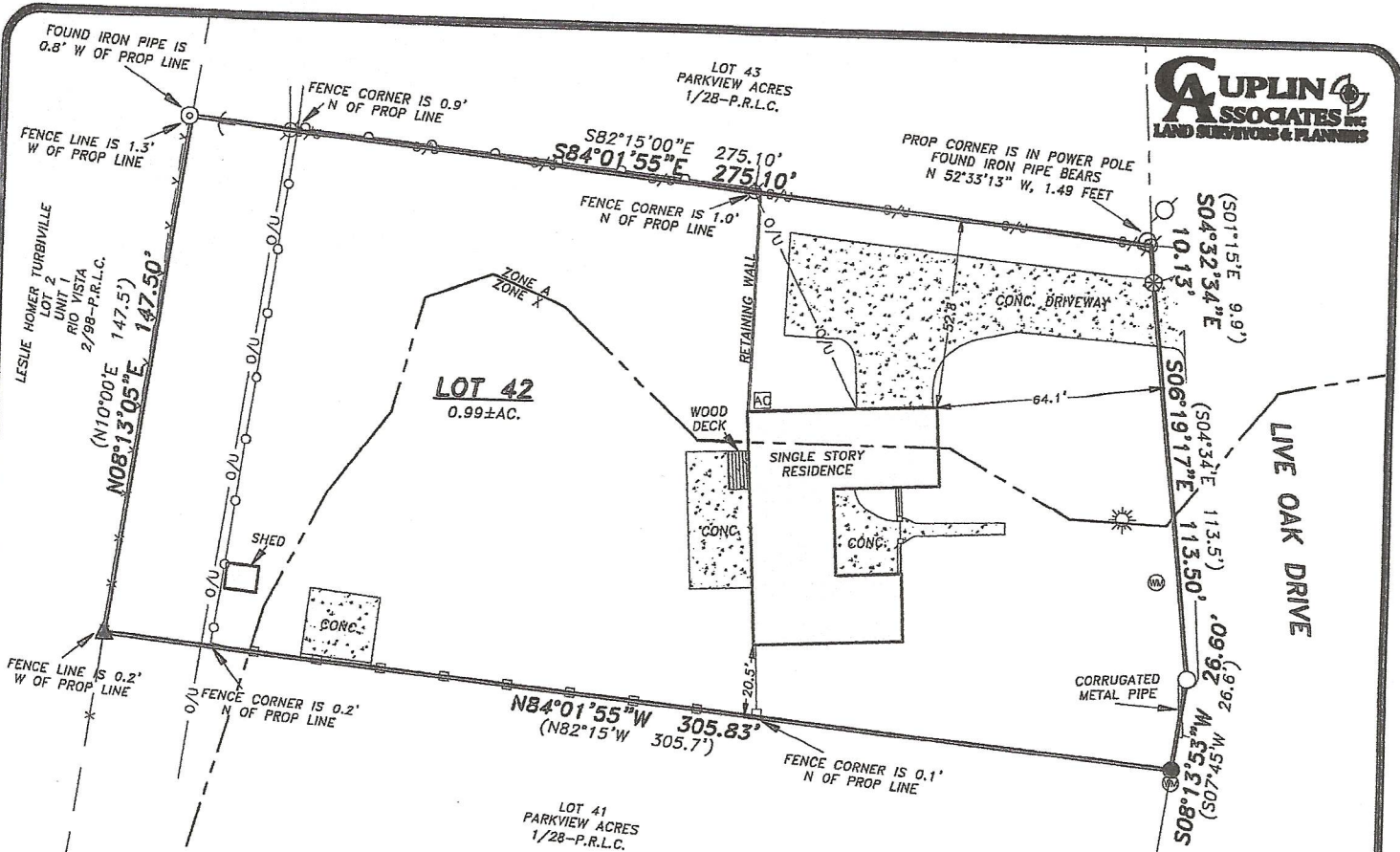
Kathy A. Beckham
Notary Public
Kathy A. Beckham

(TXR-1907) 02-01-2010



Virdell Real Estate LLC, 1000 Ford St. Llano TX 78643
Kathy Beckham

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NOTES:
 1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD- NO BASE FLOOD ELEVATIONS DETERMINED) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0305C, EFFECTIVE 05/02/2012.
 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
⊙	1" IRON PIPE FOUND
⊗	DRILL HOLE FOUND
▲	80D NAIL FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
...	VOLUME/PAGE
P.R.L.C.	PLAT RECORDS LLANO CO.
()	RECORD INFO/SUBJECT
⊙	LIGHT POLE
⊙	AIR CONDITIONER
⊙	UTILITY POLE
⊙	GUY WIRE
-O/U-	OVERHEAD UTILITY
⊙	WATER METER
⊙	ELECTRIC METER
○	CHAIN LINK FENCE
□	WOOD PRIVACY FENCE
-x-	WIRE FENCE

BOUNDARY & IMPROVEMENTS SURVEY

LOCAL ADDRESS: 105 LIVE OAK DRIVE, LLANO, TEXAS.

LEGAL DESCRIPTION: BEING LOT NO. 42, PARKVIEW ACRES, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 28, PLAT RECORDS OF LLANO COUNTY, TEXAS. SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF LLANO, LLANO COUNTY, TEXAS.

RECORDED PLAT: 1/28-P.R.L.C.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO KATHY BECKHAM, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2019, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
 DANNY J. STARK, R.P.L.S. NO. 5602 DATED 05/29/2019



SHEET 1 OF 1	PROJ. NO. 19832	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 50'	2	
	PREPARED FOR: KATHY BECKHAM		0 25 50	1	
	TECH: L.BELK			DATE	NO.
	APPROVED: D.STARK			DESCRIPTION	
FIELDWORK PERFORMED ON: 05/24/2019				REVISIONS	
COPYRIGHT: 2019 PROFESSIONAL FIRM NO: 10126900					