

2. AS PER FIRST AMERICAN TITLE COMPANY OF 2004, E.T., THIS PROPERTY IS SUBJECT TO: RESTRICTIONS 154/232, 193/77 L.C.D.R. EASEMENTS 60/669, 165/771, 167/576 L.C.D.R. 1/79 L.C.P.R.

THIS PROPERTY IS NOT SUBJECT TO
FOR 7/13 L.C.A.P.R. 1/14 L.C.P.R. & 422/59 L.C.A.P.R.
THE PERSONS OF TRACT NOS. 2 & 15 WAS NEVER
OFFICIALLY RECORDED. A COPY WAS FILED AS AN
EXHIBIT IN A DEED RECORDED IN VOLUME 354, PAGE
485 OF SAID DEED RECORDED.

4. BOARD OF WORK COMPLETED 6/23/04.
IMPROVEMENTS ADDED TO SURVEY THIS DATE

FILE: \\AM PROJECTS\WORK\00452\PROJECTS\B.D.KO

- ⑤ IRON ROD FOUND
- IRON ROD W/ GAP SET
- OVERHEAD UTILITY LINE

RECORD CALL
(B.R.G.-DIST.)

LA.O.P.R. LAHO COUNTY OFFICIAL PUBLIC RECORDS
LA.O.P.R. LAHO COUNTY REAL PROPERTY RECORDS
LA.O.P.R. LAHO COUNTY DEED RECORDS
LA.O.P.R. LAHO COUNTY PLAT RECORDS
POA POWER POLE
BL. BUILDING LINE

21301 801
 21302 701
 21303 117-1001
 21304 117-1001
 21305 117-1001
 21306 117-1001

POSTALITY, TELEPHONE & MAILBOX

SCALE:  1" = 40'

OAK RIDGE DRIVE
A.99

(N 00°04'36" E 157.52')
N 01°16'48" E 157.41

(N 00°04'36" E 157.52')
N 01°16'48" E 157.41

S 89°59'00" W 122.61'

(0.5059 ACRES)
LOT NO. B
557/244 L.C.O.P.R.

0" W 135.46
(0.5059 ACRES)
LOT NO. 9
1008/202 L.C.O.P.R.

(0.5050 ACRES)
LOT NO. 10
753/221 L.C.O.P.R.

0.579 ACRES
LOT NO. 11
1258/410 L.C.O.P.R.

S 01°18'45" E
35.84'

[illegible]

FOR YOUR PROTECTION AND SURVIVAL

Ende

9/15/04

MATRONS, ALMA HENRIKA ADDRESS 2800 OAK RIDGE DRIVE, DOWNEY, CALIF. 90241 LEAD, DOUGLAS P., 2075 AVENUE OF LIGHTS, BEING ALL OF LOT NO. 11 OUT OF "LOT 1" UNIT 2 OF THE OAK RIDGE ESTATES UNIT NO. 2, LINDA COUNTY, TEXAS RECORDED IN VOL. 1, PG. 79 OF THE LINDA COUNTY PLAT RECORDS.	OF, 1 SHELLEY ALL OF LOT NO. 11 OUT OF "LOT 1" UNIT 2 OF THE OAK RIDGE ESTATES UNIT NO. 2, LINDA COUNTY, TEXAS RECORDED IN VOL. 1, PG. 79 OF THE LINDA COUNTY PLAT RECORDS.	DEPT. NAME RLY. 0
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JOB NO. MO400819 FIELD BOOK - DRAFT DATE PLY. 0

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

Date: _____

GF No. _____

Name of Affiant(s): Maria Horecka

Address of Affiant: 2906 Oak Ridge Dr, Horseshoe Bay, TX 78657-7075

Description of Property: Oak Ridge Estates Unit 2 Tr 2 Lot 11, 2906 Oak Ridge Dr, Horseshoe Bay, TX 78657

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."):

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 9-15-2004 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):

Installed Fence and Deck

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.

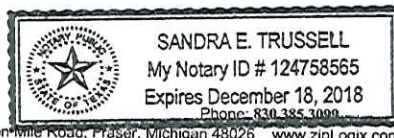
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Maria Horecka
Maria Horecka

SWORN AND SUBSCRIBED this 15 day of March, 2018
Sandra E. Trussell
Notary Public

(TAR-1907) 02-01-2010

Zaba Team Keller Williams Realty, 6400 Hwy 2147, PO Box 4072 Horseshoe Bay TX 78657
Georganna Zaba



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Fax: 512.857.9433

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2906 Oak Ridge