

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: _____ GF No. _____

Name of Affiant(s): Nancy A Quayle and Roger B Quayle

Address of Affiant: 2300 Windmill Run, Wimberley, TX 78676

Description of Property: River Mountain Ranch Sec 5, Lot 502, Acres 5.373

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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 5/21/14 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 or the title insurance 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.

Roger B Quayle

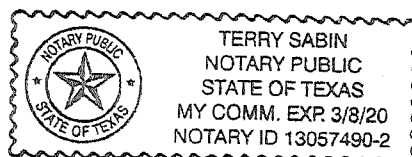
Nancy Quayle - Not present

SWORN AND SUBSCRIBED this 19 day of April, 2017.

[Signature]

Notary Public

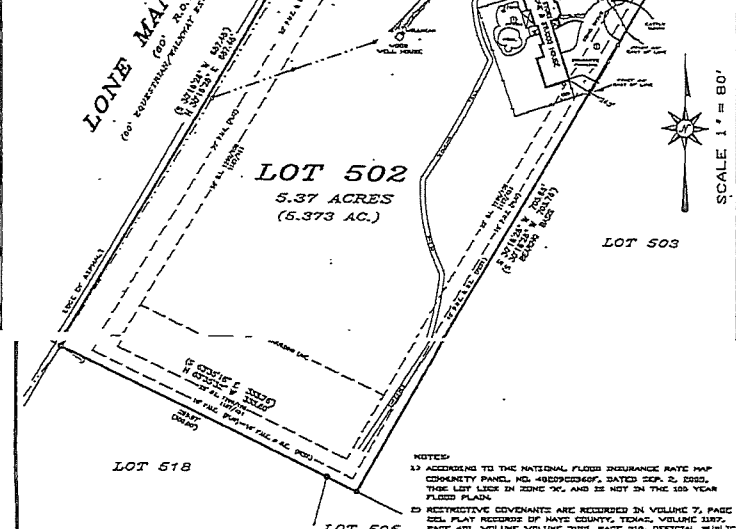
(TAR-1907) 5-01-08



Page 1 of 1

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	1/4" IRON ROD FOUND	1	1/4" IRON ROD FOUND	1	1/4" IRON ROD FOUND
2	2" IRON ROD FOUND	2	2" IRON ROD FOUND	2	2" IRON ROD FOUND
3	3" IRON ROD FOUND	3	3" IRON ROD FOUND	3	3" IRON ROD FOUND
4	4" IRON ROD FOUND	4	4" IRON ROD FOUND	4	4" IRON ROD FOUND
5	5" IRON ROD FOUND	5	5" IRON ROD FOUND	5	5" IRON ROD FOUND
6	6" IRON ROD FOUND	6	6" IRON ROD FOUND	6	6" IRON ROD FOUND
7	7" IRON ROD FOUND	7	7" IRON ROD FOUND	7	7" IRON ROD FOUND
8	8" IRON ROD FOUND	8	8" IRON ROD FOUND	8	8" IRON ROD FOUND
9	9" IRON ROD FOUND	9	9" IRON ROD FOUND	9	9" IRON ROD FOUND
10	10" IRON ROD FOUND	10	10" IRON ROD FOUND	10	10" IRON ROD FOUND

- LEGEND**
- 1/4" IRON ROD FOUND
 - 2" IRON ROD FOUND
 - 3" IRON ROD FOUND
 - 4" IRON ROD FOUND
 - 5" IRON ROD FOUND
 - 6" IRON ROD FOUND
 - 7" IRON ROD FOUND
 - 8" IRON ROD FOUND
 - 9" IRON ROD FOUND
 - 10" IRON ROD FOUND
 - 1/4" IRON ROD FOUND
 - 2" IRON ROD FOUND
 - 3" IRON ROD FOUND
 - 4" IRON ROD FOUND
 - 5" IRON ROD FOUND
 - 6" IRON ROD FOUND
 - 7" IRON ROD FOUND
 - 8" IRON ROD FOUND
 - 9" IRON ROD FOUND
 - 10" IRON ROD FOUND



- NOTES**
1. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48502C00, DATED SEP. 2, 2003, THIS LOT LIES IN ZONE X, AND IS NOT IN THE 100 YEAR FLOOD PLAIN.
 2. RESTRICTIVE COVENANTS ARE RECORDED IN VOLUME 7, PAGE 124, PLAT RECORDS OF HAYS COUNTY, TEXAS, VOLUME 1187, PAGE 451, VOLUME 1188, PAGE 519, OFFICIAL PUBLIC RECORDS, ALL OF HAYS COUNTY, TEXAS.
 3. THIS TRACT IS SUBJECT TO A 30' VIDE PILE & D.E. ALONG THE R.O.W. OF ALL ROADS AND A 10' VIDE PILE & D.E. ALONG ALL OTHER PROPERTY LINES AS RECORDED IN VOLUME 1200, PAGE 108, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
 4. MARKS AND BUT BUILDINGS MUST BE BUILT TO THE REAR OF THE MAIN HOUSE OR WITHIN 100 FEET OF BACK PROPERTY LINE AS RECORDED IN VOLUME 1187, PAGE 451, AND VOLUME 1200, PAGE 108, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TO:
PURCHASER: VALTER MATHIAS AND LORE MATHIAS
LOCATION: TO BE DETERMINED
TITLE CO: FIRST AMERICAN TITLE INSURANCE COMPANY
LAWYER: TITLE INSURANCE COMPANY
OF NO: 311-0004035
ADDRESS: 2300 WINDMILL RUN

CERTIFICATION

I, GARY F. FORNISTON DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING MAY 2009, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED HEREON, THERE ARE NO VISIBLE DISCREPANCIES, ENCUMBRANCES, OR OVERLAPPING OF UNPROVIDED VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

SURVEY PLAT
OF
LOT 502,
RIVER MOUNTAIN
RANCH,
SECTION FIVE,

GARY F. FORNISTON, S.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404, STATE OF TEXAS
P.O. BOX 1244
DUPRE, TEXAS 75833
(936) 694-0834



A SUBDIVISION RECORDED IN
VOLUME 9, PAGE 271, PLAT RECORDS
OF HAYS COUNTY, TEXAS.

JOB NO: 09-1777
FILE NAME: RIVERMOUNT

09.30.2009