



LEGAL DESCRIPTION: Being 10.539 acres of land out of J.M. Whitaker Survey, Abstract No. 483, Gonzales County, Texas and also being Tract 10 of the Deer Meadow Subdivision as recorded in Plat Cabinet 1, Slide 28-B of the Plat Records of Gonzales County, Texas; Said Tract 10 being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in August, 2017:

BEGINNING at a 1/2 inch iron rod found for a north corner of that certain Wallace P. Whitley tract of land described in Volume 1111, Page 624 of the Official Public Records of Gonzales County, Texas, a corner of Tract 11 of said Deer Meadows Subdivision and the west corner hereof;

THENCE North 33° 45' 15" East a distance of 976.70 feet along the southeast line of Tract 11 and the southeast line of tract 22 of said Deer Meadows Subdivision and the centerline of Sleepy Meadows to a point at the intersection of the centerline of Wild Meadows for the east corner of Tract 22, the southwest corner of Tract 21, the west corner of Tract 8 both aforementioned of said Deer Meadows Subdivision and the north corner hereof;

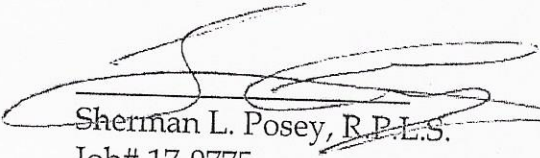
THENCE South 47° 28' 32" East a distance of 492.79 feet along the centerline of Wild Meadows and the southwest line of Tract 8 to a point for the north corner of Tract 9 of said Deer Meadows Subdivision and the east corner hereof;

THENCE South 34° 29' 15" West a distance of 930.70 feet along the northwest corner of Tract 9 to a 1 inch iron rod found in a northeast line of said Wallace P. Whitley tract for the west corner of Tract 8 and the south corner hereof;

THENCE North 52° 44' 45" West a distance of 476.00 feet along a northeast line of said Wallace P. Whitley tract to the **POINT OF BEGINNING** containing 10.539 acres more or less, and as shown hereon. certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, South Central Zone and are derived from GPS techniques. Iron Rods set are a 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;


Sherman L. Posey, R.P.L.S.
Job# 17-0775

August, 2017

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

Date: 3/11/19 GF No. _____
Name of Affiant(s): Karen M Fonseca Mike Fonseca
Address of Affiant: 343 Sleepy Meadow Nixm Tx 78140
Description of Property: Tract 10 Deer Meadow Subd 483 JM Whitaker M H Parcel 25914
County Gonzales, 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 August 2017 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.

Karen M Fonseca
Mike Fonseca

SWORN AND SUBSCRIBED this 11th day of March, 20 19.

Virginia Franklin
Notary Public

