

1500 Ohio Lane
Marble Falls, Texas 78054
(830) 603-8015 Fax (830) 603-8016

LAND TITLE SURVEY

BEING LOT NO. 7047, HORSESHOE BAY, A SUBDIVISION
IN THE CITY OF HORSESHOE BAY, LLANO COUNTY,
TEXAS, ACCORDING TO PLAT NO. 71, RECORDED IN
VOLUME 2, PAGE 30, PLAT RECORDS OF LLANO
COUNTY, TEXAS.

ADDRESS: 100 LAKE HORSINGE BAY, TX 78521

✓ HQ 12-007374-25

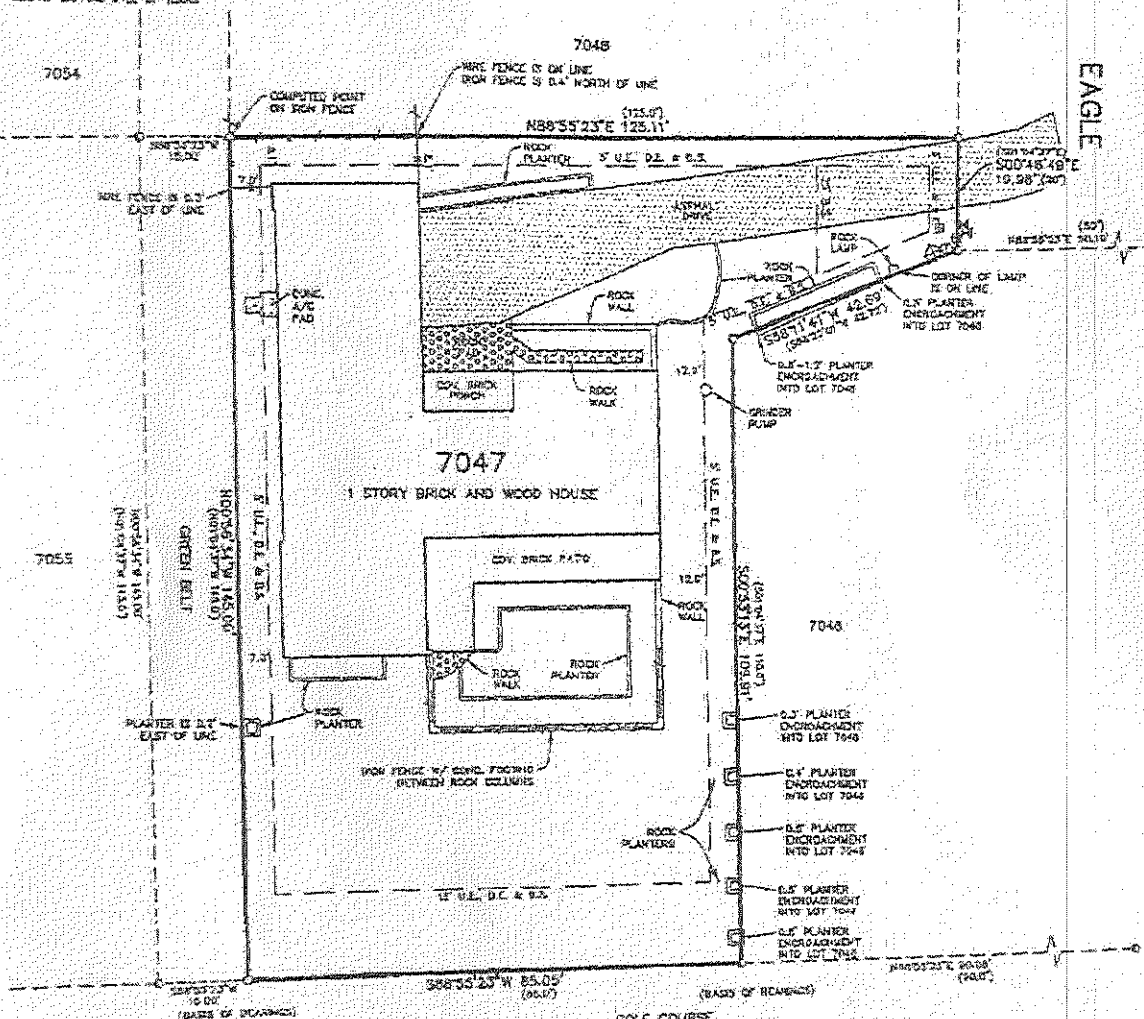
CLIENT: CAPITAL FLEE IN TEXAS

LEGEND:

COMPUTED POINT
1/2" HIGH RAIL FOUND
IRON FENCE
UTILITY COVER
DRAINAGE EMBEL
BRASS SIGN SETBACK
SEWER VALVE
WATER METER
ELECTRIC METER
RECORD INFORMATION
1/2" HIGH RAIL SET
W/IN PLASTIC CURBWEY
CAP STAMPED 4012 4400

SCALE: 1" = 20'

EAGLE



NOTE: THE ASSIGNMENT AGREEMENTS HEREON ARE THOSE NOTED ON THE TITLE REPORT AND OTHER ASSIGNMENTS. THAT THE BUYER MAY BE AWARE OF. ABSTRACT OF TITLE WAS NOT RESEARCHED BY BUYER. IT IS ADVISED THAT THE ASSIGNMENTS HEREON MAY NOT SHOW ON TITLE REPORT.

THE PROPERTY THEREIN IS SUBJECT TO THE FOLLOWING:

- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:
1. UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON AND IN VOL. 180, PG. 722, D.A.C.C.T.
 2. FLOOD INTRUSION, UTILITY & DRAINAGE EASEMENTS AS SHOWN HEREON AND IN VOL. 177, PG. 278, D.A.C.C.T.
 3. A PRINCIPAL STRUCTURE SHALL PROVIDE FLOOD-RESIST. BASES OF NOT LESS THAN 3 FEET WITH NOT LESS THAN 3 FEET ON ANY SIDE AS STATED IN VOL. 177, PG. 278, D.A.C.C.T.
 4. TRUNKLINE ACCESS EASEMENT TO F.E.C. INC. IN VOL. 178, PG. 279, D.A.C.C.T.
 5. WATERSHED EASEMENTS ABOVE THE RED CONTAIN LINE OF LAKE LEO AS NOTED ON FLOODING AND INUNDATION EASEMENT TO L.C.R.A. IN VOL. 82, PG. 10, D.A.C.C.T.

NOTE:
THE PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE 1, ESTIMATED TO BE OUTSIDE OF
THE 300 YEAR FLOOD PLAIN AS SHOWN ON THE LEAND CEMENT FLOOD DESIGNATED RATE
MAP NO. 1012-4, ISSUED DATED SEPTEMBER 18, 1991.

ALL PROPERTY IN THE MIDDLE IS NOT SUBJECT TO THE FOLLOWING

1. EASEMENTS TO PLAT NO. 2 IN VOL. 200, PGS. 181 & 182, DULLES
2. EASEMENTS IN VOL. 308, PG. 500, DULLES; AND VOL. 180A, PG. 214, OPAK PLAT 17
3. EASEMENT TO LOMA DE SOL, PG. 454, DULLES
4. THERE ARE NO EASEMENTS ON MORTGAGE DEED PLAT NO. 23 RECORDED IN VOL. 2, PG. 200, DULLES
5. E.O.M. EASEMENTS IN VOL. 710, PGS. 15 AND 16, DULLES
6. ADDRESS AND EGRESS EASEMENT AGREEMENTS IN VOL. 1208, PGS. 735 AND 736, OPAK PLAT
7. EGRESS EASEMENT IN VOL. 1208, PG. 736, OPAK PLAT

[illegible]

BERNIE GILKIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 462

100-10-7001 INDEX BY: A. CALHOUN



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

Date: _____

GF No. _____

Name of Affiant(s): Thomas A Phelan, Tracy E Phelan

Address of Affiant: 4865 Glen Heather Dr, Frisco, TX 75034-2157

Description of Property: Horseshoe Bay Lot 7047, 106 Eagle, 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 _____ 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.

Thomas A Phelan
Thomas A Phelan

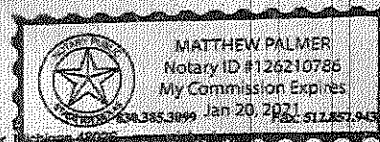
Tracy E Phelan
Tracy E Phelan

SWORN AND SUBSCRIBED this 1 day of June, 2019
[Signature]
Notary Public

(TXR-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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Page 1 of 1

106 Eagle