

**MARBLE FALLS SURVEYING & MAPPING**

1500 Ollie Lane  
 Marble Falls, Texas 78854  
 (830) 693-8815 Fax (830) 693-8815

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	24°05'48"	277.57'	116.74'	115.88'	N43°24'32"E

**LAND TITLE SURVEY**

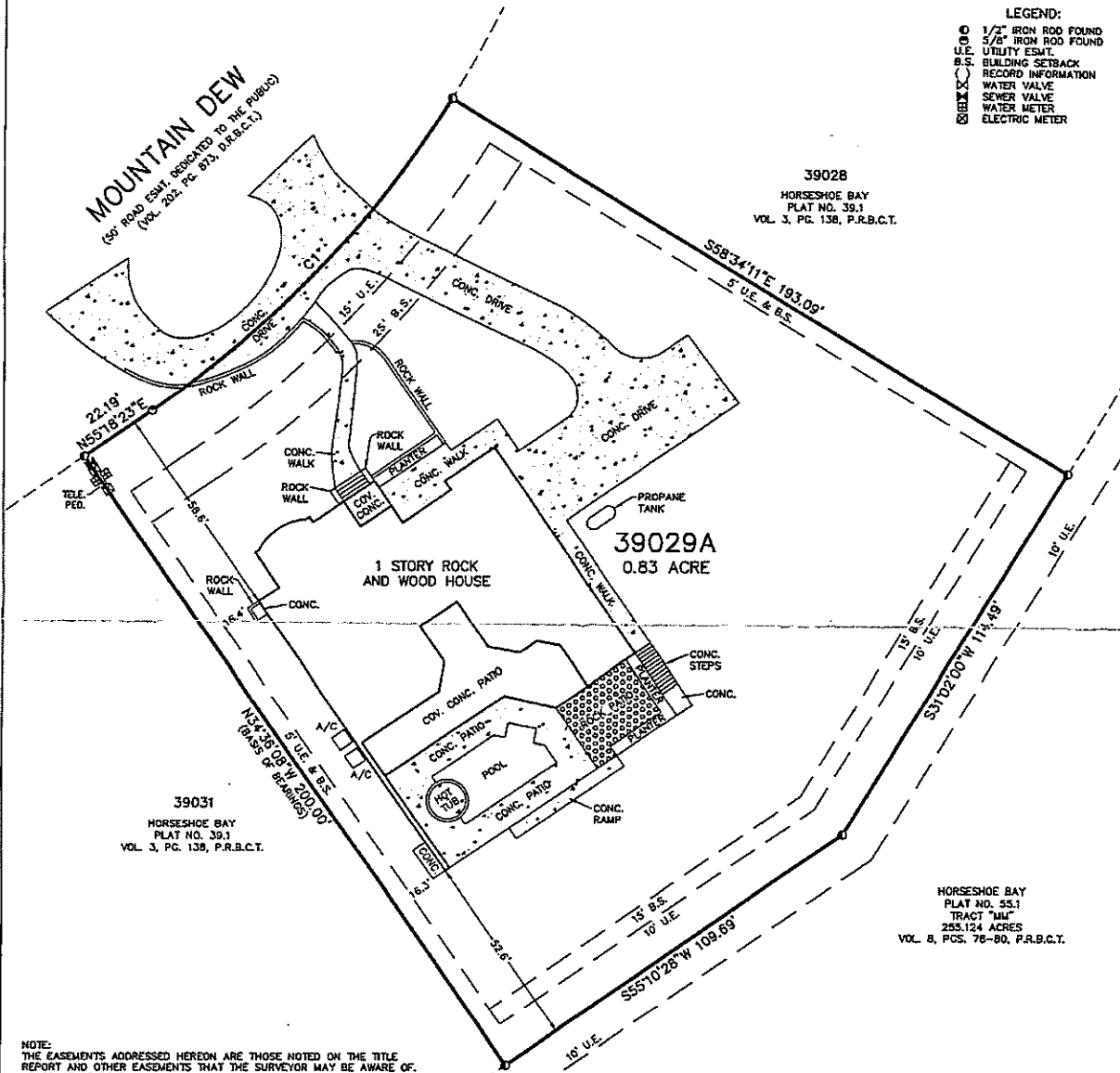
BEING LOT NO. 39029A, HORSESHOE BAY, A  
 SUBDIVISION IN THE CITY OF HORSESHOE BAY, BURNET  
 COUNTY, TEXAS, ACCORDING TO PLAT NO. 39.29,  
 RECORDED IN CABINET 4, SLIDE 138, PLAT RECORDS OF  
 BURNET COUNTY, TEXAS.

ADDRESS: 1212 MOUNTAIN DEW, HORSESHOE BAY, TX 78657  
 OF NO: 250168  
 CLIENT: REPUBLIC STATE MORTGAGE

SCALE: 1" = 30'

**LEGEND:**

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- U.E. UTILITY ESMT.
- B.S. BUILDING SETBACK
- RECORD INFORMATION
- WATER VALVE
- SEWER VALVE
- WATER METER
- ⊗ ELECTRIC METER



**NOTE:**  
 THE EASEMENTS ADDRESSED HEREON ARE THOSE NOTED ON THE TITLE REPORT AND OTHER EASEMENTS THAT THE SURVEYOR MAY BE AWARE OF. ABSTRACT OF TITLE WAS NOT RESEARCHED BY SURVEYOR TO ADDRESS ADDITIONAL EASEMENTS, IF ANY, THAT MAY NOT SHOW ON TITLE REPORT.

**THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:**

1. UTILITY ESMTS. AND BLDG. SETBACKS AS SHOWN HEREON AND ON HSB PLAT NO. 39.29 RECORDED IN CAB. 4, SLIDE 138, P.R.B.C.T.
2. A PRINCIPAL STRUCTURE SHALL PROVIDE TOTAL SIDE YARDS OF NOT LESS THAN 15 FEET WITH NOT LESS THAN 5 FEET FROM ANY SIDE PROPERTY LINE AS NOTED ON PLAT RECORDED IN CAB. 4, SLIDE 138, P.R.B.C.T.
3. BLANKET ACCESS ESMT. TO P.E.C., INC. IN VOL. 192, PG. 71 D.R.B.C.T.

**THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE FOLLOWING:**

1. UTILITY ESMTS. AND BLDG. SETBACKS IN VOL. 188, PG. 637, D.R.B.C.T.
2. ESMT. TO LCRA IN VOL. 237, PG. 318, D.R.B.C.T.
3. ESMT. TO LCRA IN VOL. 161, PG. 500, D.R.B.C.T.

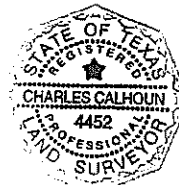
**NOTE:**  
 THE PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE "X", DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 481209 0315 C, DATED SEPTEMBER 18, 1991.

I, CHARLES CALHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY EXCLUSIVELY TO DAVID CABLE, PATRICIA CABLE, REPUBLIC STATE MORTGAGE, AND SERVICE TITLE CO. THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON (AND/OR METES AND BOUNDS ON ATTACHED SHEET) AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE ENCROACHMENTS, VISIBLE UTILITY LINES, VISIBLE PIPELINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. CHARLES CALHOUN AND MARBLE FALLS SURVEYING AND MAPPING WILL NOT BE LIABLE IF THIS SURVEY IS USED FOR ANY FUTURE CONVEYANCES OF THE PROPERTY SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 5th DAY OF NOVEMBER, 2007.

*Charles Calhoun*  
 CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4452

REF NO: 5858  
 JOB NO: 6796  
 DRAWN BY: J. CALHOUN



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

Date: 8/19/2019

GF No. \_\_\_\_\_

Name of Affiant(s): David Nantz,

Address of Affiant: 1212 Mountain Dew, Horseshoe Bay, TX 78657-6761

Description of Property: Horseshoe Bay Lot 39029-A, 1212 Mountain Dew, Horseshoe Bay, TX 78657  
County Burnet, 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.

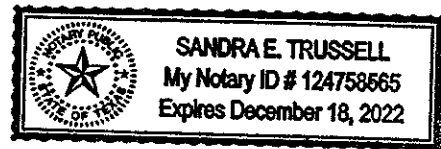
4. To the best of our actual knowledge and belief, since November 5, 2007 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary 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): \_\_\_\_\_

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.

David Nantz  
David Nantz



SWORN AND SUBSCRIBED this 19 day of August, 2019  
Sandra E. Trussell  
Notary Public