

MARBLE FALLS SURVEYING & MAPPING
 1500 Oille Lane
 Marble Falls, Texas 78854
 (830) 693-8815 Fax (830) 693-8915

LAND TITLE SURVEY

TRACT I BEING LOT NO. W12034, HORSESHOE BAY WEST, A SUBDIVISION IN LLANO COUNTY, TEXAS, ACCORDING TO PLAT NO. W12.1, RECORDED IN VOL. 4, PAGES 3 AND 4, PLAT RECORDS OF LLANO COUNTY, TEXAS.

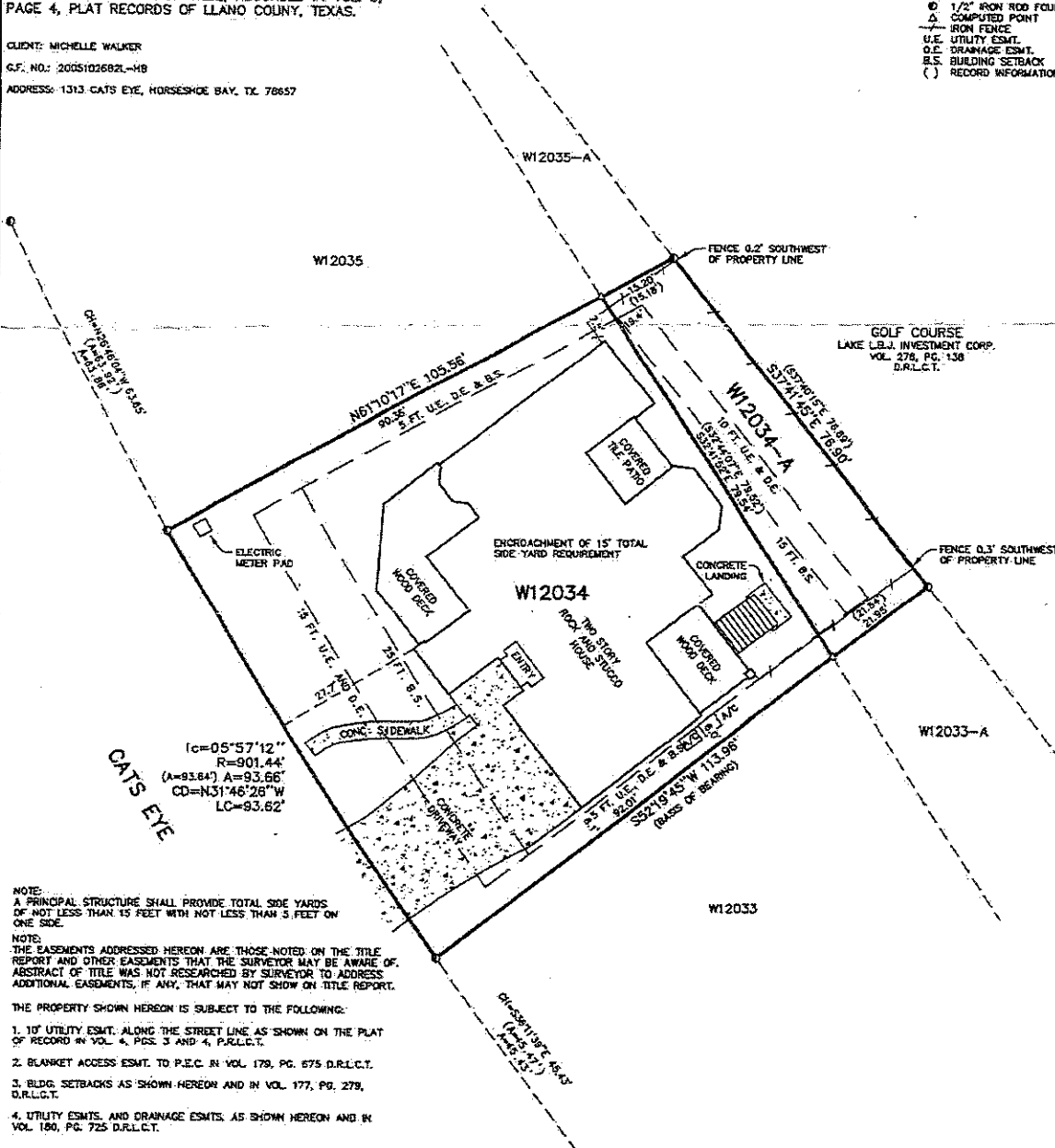
TRACT II BEING LOT NO. W12034-A, HORSESHOE BAY WEST, A SUBDIVISION IN LLANO COUNTY, TEXAS, ACCORDING TO PLAT NO. W12.2, RECORDED IN VOL. 5, PAGE 4, PLAT RECORDS OF LLANO COUNTY, TEXAS.

CLIENT: MICHELLE WALKER
 C.F. NO.: 2005102682L-HB
 ADDRESS: 1313 CATS EYE, HORSESHOE BAY, TX 78657

SCALE: 1" = 20'

LEGEND:

- ⊙ 1/2" IRON ROD FOUND
- △ COMPUTED POINT
- IRON FENCE
- U.E. UTILITY ESMT.
- O.E. DRAINAGE ESMT.
- B.S. BUILDING SETBACK
- () RECORD INFORMATION



NOTE:
 A PRINCIPAL STRUCTURE SHALL PROVIDE TOTAL SIDE YARDS OF NOT LESS THAN 15 FEET WITH NOT LESS THAN 5 FEET ON ONE SIDE.

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. 10' UTILITY ESMT. ALONG THE STREET LINE AS SHOWN ON THE PLAT OF RECORD IN VOL. 4, PGS. 3 AND 4, P.R.L.C.T.
2. BLANKET ACCESS ESMT. TO P.E.C. IN VOL. 179, PG. 675 D.R.L.C.T.
3. BLDG. SETBACKS AS SHOWN HEREON AND IN VOL. 177, PG. 279, D.R.L.C.T.
4. UTILITY ESMTS. AND DRAINAGE ESMTS. AS SHOWN HEREON AND IN VOL. 190, PG. 725 D.R.L.C.T.

THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE FOLLOWING:

1. R.O.W. AND ACCESS ESMT. IN VOL. 388, PG. 60, D.R.L.C.T.
2. ESMT. TO L.C.R.A. IN VOL. 80, PG. 631, D.R.L.C.T.
3. ESMT. TO GEN. TEL. CO. IN VOL. 173, PG. 774, D.R.L.C.T.
4. 2' BLDG. SETBACK AS SHOWN ON PLAT RECORDED IN VOL. 4, PGS. 3 & 4, P.R.L.C.T.

NOTE:
 THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ZONE X, DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE LLANO COUNTY FLOOD INSURANCE RATE MAP NO. 481234 0285 B, DATED SEPTEMBER 18, 1991.

I, CHARLES CALHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY EXCLUSIVELY TO ANGEL VALLEDDOR, CHARTER FUNDING AND HIGHLAND LAKES 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, OVERLAPPING OF IMPROVEMENTS, VISIBLE ENCROACHMENTS, VISIBLE UTILITY LINES, VISIBLE PRELINES 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 10TH DAY OF NOVEMBER, 2005.
 CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4452

JOB NO: 5113 DRAWN BY: E. BURTON



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

Date: 1/25/2020

GF No. _____

Name of Affiant(s): Angel Valledor

Address of Affiant: 2971 E Tiffany Way, Gilbert, AZ 85298-5787

Description of Property: Horseshoe Bay Lots W12034 & W12034A, 1313 Cats Eye, 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 Arizona, 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 10, 2005 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

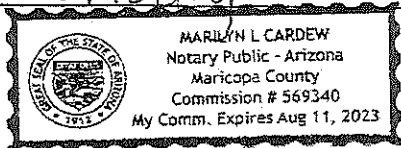
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Angel Valledor
Angel Valledor

SWORN AND SUBSCRIBED this 25th day of January, 2020

Marilyn L CardeW
Notary Public



(TXR-1907) 02-01-2010