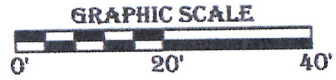
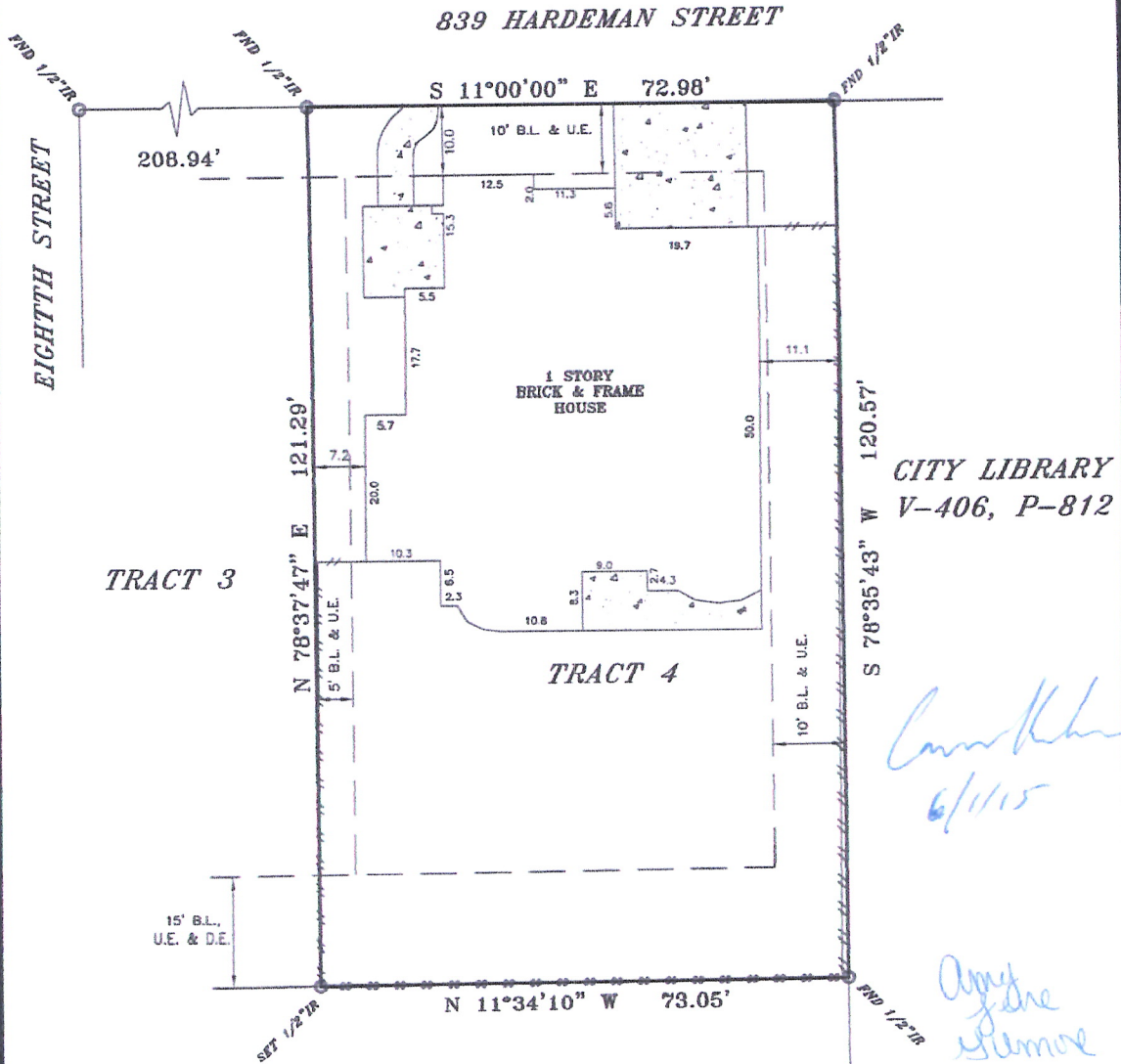


ADDRESS: 839 HARDEMAN STREET



LEGEND	
IRON ROD	IR
UTILITY EASEMENT	U.E.
BUILDING LINE	B.L.
AERIAL EASEMENT	A.E.
WOOD FENCE	W
WIRE FENCE	WF
CHAIN LINK FENCE	CLF
COVERED AREA	(Hatched pattern)
CONCRETE	(Dotted pattern)
WOOD	(Horizontal line pattern)



CITY LIBRARY
V-406, P-812

Cameron Kershner
6/1/15

Amy Jene Gilmore
6-1-15

LEGAL DESCRIPTION
0.203 acres of land, being Tract 4 of HARDEMAN STREET VILLAS, Austin County, Texas, and being the same land described in a deed dated May 10, 2006 and recorded in 062755 of the Official Records of Austin County, Texas.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING RESTRICTIONS - V-1, P-281 ACPR.
FENCE LINE PROTRUDE ONTO EIGHTH STREET AND HARDEMAN STREET PER V-1, P-281 ACPR.
SIGN AGREEMENT PER V-117, P-297 AND V-117, P-296 ACDR.



ELEVATION EXPRESS LAND SURVEYS
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
1450 W. GRAND PARKWAY SOUTH
SUITE G-158
KATY, TX 77494
281-674-5685

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AND DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

BUYER: CAMERON TODD KERSHNER & AMY JENE GILMORE
JOB# 1505044
GF# 1518876
DATE 5-22-2015

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORDS IF THE SUBJECT PROPERTY LIES IN A RECORDED SUBDIVISION OF SAID COUNTY
-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IF IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding probabilities of this property. According to the Flood Insurance Rate Map for AUSTIN COUNTY, Dated 8-3-2010, Map No. 48055CR020E, the property described lies within "ZONE X" outside the 500 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

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

Date: 1/28/2021 GF No. _____

Name of Affiant(s): Cameron Kershner &

Address of Affiant: 839 Hardeman St. Sealy, TX 77474

Description of Property: _____
County Austin, 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 June 2015 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.

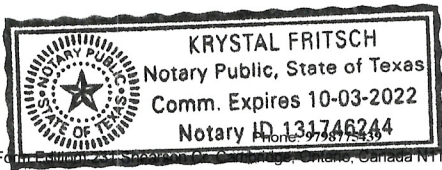
EXCEPT for the following (If None, Insert "None" Below:) A privacy fence was built on the back of the property, a foot inside of the chainlink fence. Chainlink fence is still there and no boundaries have been altered.
- Added on a 10' X 24' concrete patio attached to the back porch

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.

[Signature]
Amy Lee Kershner

SWORN AND SUBSCRIBED this 28th day of JANUARY, 2021
Krystal Fritsch
Notary Public



(TXR-1907) 02-01-2010