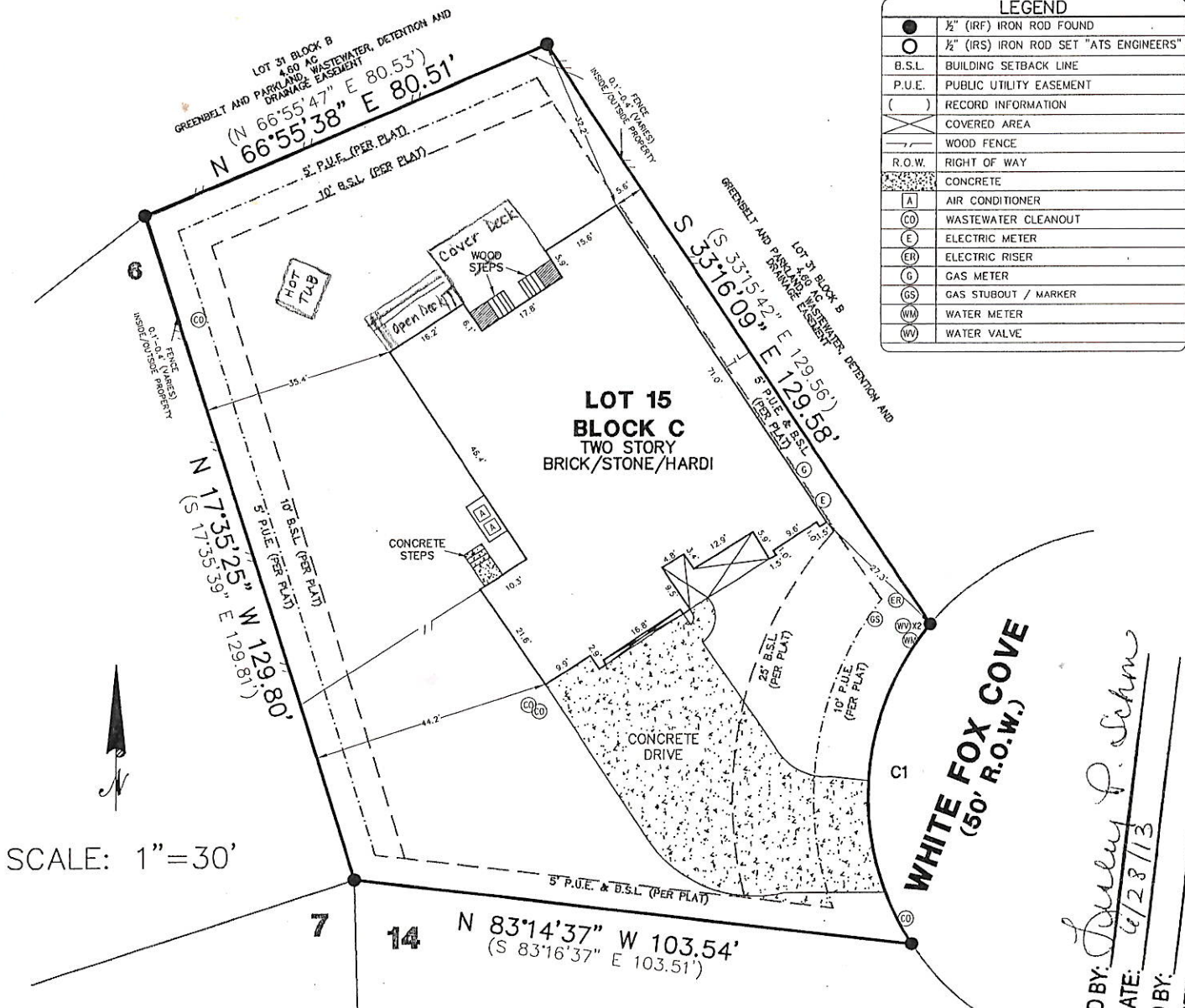


TITLE SURVEY

ATS Job #13060314s

Reference: Schou Address: 117 White Fox Cove, Round Rock, Texas
 Lot 15, Block C, Silver Leaf Phase 2, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Doc. No. 2012082295, Plat Records, Williamson County, Texas.



LEGEND	
●	1/2" (IRF) IRON ROD FOUND
○	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
---	B.S.L. BUILDING SETBACK LINE
---	P.U.E. PUBLIC UTILITY EASEMENT
()	RECORD INFORMATION
▨	COVERED AREA
▤	WOOD FENCE
---	R.O.W. RIGHT OF WAY
▩	CONCRETE
[A]	AIR CONDITIONER
[CD]	WASTEWATER CLEANOUT
[E]	ELECTRIC METER
[ER]	ELECTRIC RISER
[G]	GAS METER
[GS]	GAS STUBOUT / MARKER
[WM]	WATER METER
[WV]	WATER VALVE

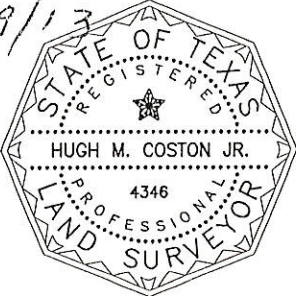
Surveyor's Note:
 The bearings shown hereon are based on the final plat of Silver Leaf Phase 2, according to the map or plat as recorded in Doc. No. 2012082295, Plat Records, Williamson County, Texas.

CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	50.00'	S 03°01'03" W	59.20'	63.35'
(C1)	(50.00')	(S 03°00'32" W)	(59.16')	(63.31')

- Notes:**
- 1) All easements, of which I have knowledge and those recorded easements furnished by Austin Title and Alamo Title Insurance according to Title Commitment G.F. No. AUT-41-665-AUT13000966SB, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
 - 2) Subject to restrictive covenants and easement rights as recorded in Doc. Nos. 2012082295 (Plat), 2006020705, 2007052580 and corrected in Doc. Nos. 2008036338, 2007087491, 2008001009, 2009045203, 2009085428, 2011066364, 2011085255, 2012004231, 2012076340, 2012101920, and 2012101921, Official Public Records, Williamson County, Texas.
 - 3) Subject to building setback lines, easements, and easement rights as recorded in Doc Nos. 2012082295 and 2006020705, Official Public Records, Williamson County, Texas.
 - 4) Subject to a pipeline easement as recorded in Vol. 581, Pg. 662, Deed Records, Williamson County, Texas.

I, Hugh M. Coston Jr., HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Hugh M. Coston Jr.
 Hugh M. Coston Jr., RPLS No. 4346
 Client: Austin Title-N Mopac
 Date of Field Work: 6/19/13
 Field: FHarris
 Tech: TSpivey
 Date Drawn: 6/19/13
 Path: Projects\BuffingtonSignatureHomes\Silverleaf2\Titles\T015-00C-SL2.dwg



eileen merritt's
ATS
Engineers Inspectors & Surveyors
 www.ats-engineers.com
 912 S CAPITAL OF TX HWY, STE 450 AUSTIN, TEXAS 78748 (512) 328-6995 FAX: (512) 328-6996

Schedule Inspections and Surveys faster and easier with the "ATS iSchedule" App for Android-powered devices now available on the Google Play Store.

ATS iSchedule App
 Schedule inspections and surveys quickly and easily

SIGNED BY: *Lorely P. Schum*
 DATE: *6/28/13*
 SIGNED BY: _____
 DATE: _____

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

Date: 5/11/2021 GF No. _____
Name of Affiant(s): Karl E. Barnikow Jr & Tara C. Barnikow
Address of Affiant: 117 White Fox Cove, Round Rock, Tx 78664

Description of Property: _____
County Williamson County, 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 October 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): _____

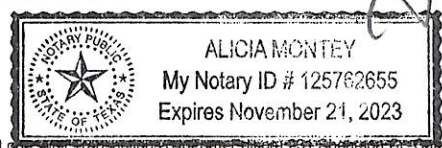
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Karl E. Barnikow Jr
Tara C. Barnikow

SWORN AND SUBSCRIBED this 11th day of May, 2021

Notary Public



(TXR-1907) 02-01-2010

AVO Realty, LLC, 201 Teton Circle San Marcos TX 78666
Ronald Spencer

Produced with Lone Wolf Translations (zip form edition) 2018 Sheraton Ct Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Phone: 5125932298

Fax:

Page 1 of 1

117 White Fox Cv