

From 584-212

**BOUNDARY AND IMPROVEMENT
SURVEY PLAT
OF
LOT 4
SPRING LAKE SUBDIVISION, SECTION II
PLAT CABINET NOS. 303B, 304A,
304B, 305A AND 305B, P.R.
WASHINGTON COUNTY, TEXAS**

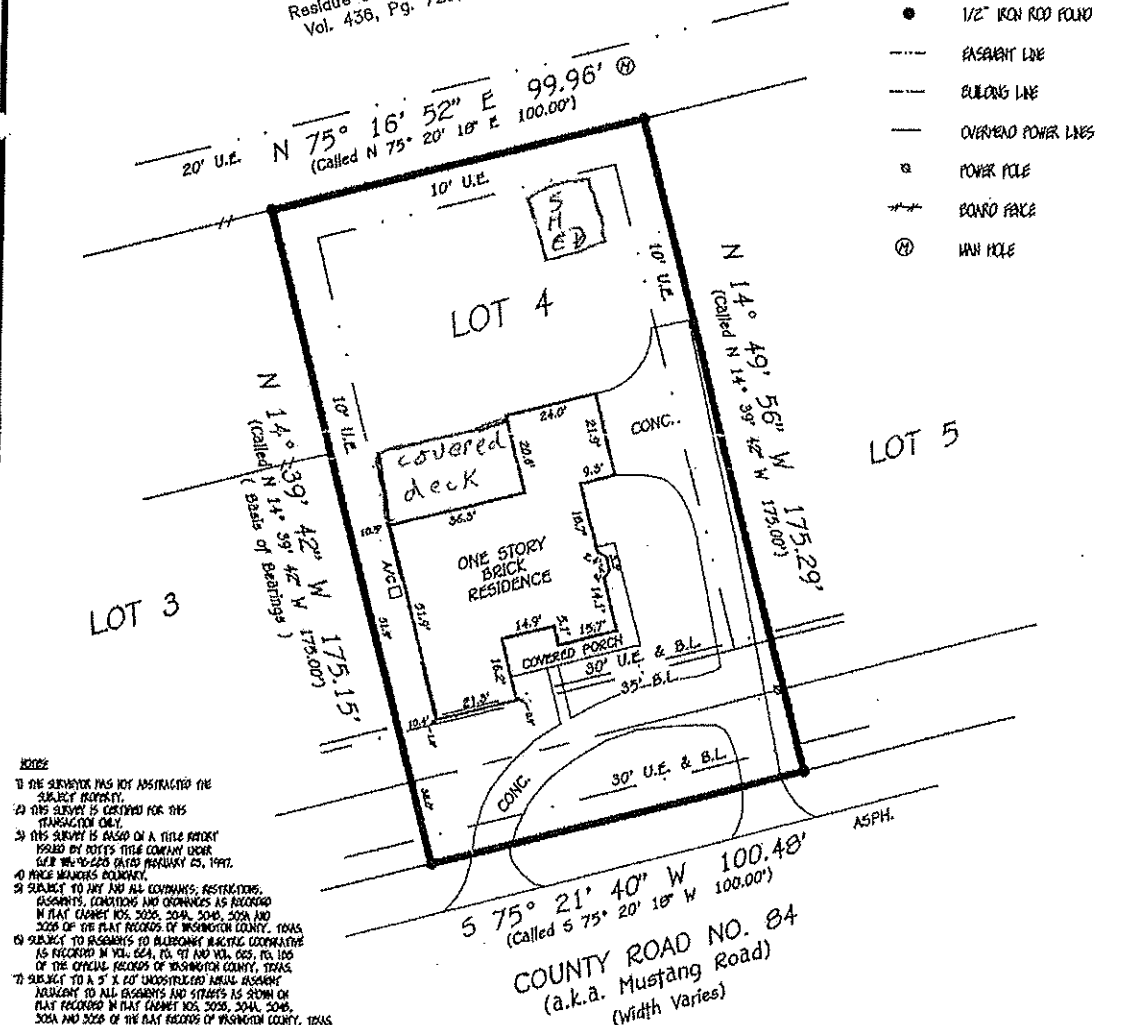


SCALE: 1" = 30'
30 0 30 Feet

James C. Riley, Trustee
Residue of Called 93.885 Acres
Vol. 436, Pg. 725, D.R.W.C.T.

LEGEND

- 1/2" IRON ROD FOUND
- EASEMENT LINE
- EULOGY LINE
- OVERHEAD POWER LINES
- POWER POLE
- ++ BOUNDARY
- ⊙ MAN HOLE



NOTES

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) THIS SURVEY IS CONFINED TO THE TRANSACTION ONLY.
- 3) THIS SURVEY IS BASED ON A TITLE POLICY ISSUED BY BOFFS TITLE COMPANY UNDER SURV. 184-94-2203 DATED FEBRUARY 25, 1972.
- 4) PRICE MANUERS BOUNDARY.
- 5) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS, CONDITIONS AND ORDINANCES AS RECORDED IN PLAT CABINET NOS. 303B, 304A, 304B, 305A AND 305B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
- 6) SUBJECT TO AGREEMENTS TO ALBUQUERQUE WATER COOPERATIVE AS RECORDED IN VOL. 624, PG. 97 AND VOL. 625, PG. 100 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
- 7) SUBJECT TO A 5' X 20' UNDEVELOPED FLOOD EASEMENT ACCORDING TO ALL EASEMENTS AND STRAITS AS SHOWN ON PLAT RECORDED IN PLAT CABINET NOS. 303B, 304A, 304B, 305A AND 305B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
- 8) ACCORDING TO THE FLOOD DAMAGE MANAGEMENT AGENCY FLOOD HAZARD ADMINISTRATION FOR WASHINGTON COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE C AS GRAPHICALLY DETERMINED BY FLOOD INSURANCE POLICY MAP 45160 0005 A, EFFECTIVE MAY, 24, 1971.

I HEREBY CERTIFY THAT THE SURVEY PLAT REPRESENTS THE RESULTS OF AN ACCURATE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO POSSIBLE MISTAKES WERE FOUND, EXCEPT AS SHOWN HEREON.

R.C. 425-97
RONALD K. BRUNY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4201



PREPARED BY
**A-SURVEY
INCORPORATED**
19 NORTH VILLER
BELLEVILLE, TEXAS 77410
TELEPHONE NO. (800) 4-A-SURVEY
PROJECT NO: 97E03A-R

TITLE COY BOFFS TITLE COMPANY	OF NO: 184-95-2203
MORTGAGE COY: SURVEY NATIONAL MORTGAGE	
APPROVER: WILSON G. MASTERS AND TERRY MARGIE A. MASTERS	
ADDRESS: 4307 MUSTANG ROAD, WASHINGTON COUNTY, TEXAS	

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

Date: _____ GF No. _____

Name of Affiant(s): Mark Steven Reiley, Dietrich Joann Deedee Cooper Reiley

Address of Affiant: 2422 Ehlinger RD, New Ulm, TX 78950

Description of Property: Spring Lake Section 2, Lot 4

County Washington, 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 TX, 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:) Covered deck

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.

SWORN AND SUBSCRIBED this _____ day of _____,

Notary Public

(TXR-1907) 02-01-2010

