

SURVEY PLAT

Address 111 DEVONSHIRE DRIVE, Reference GARCIA
 Lot 1, Block J, KENSINGTON TRAILS SUBDIVISION SECTION 1
 a Subdivision in HAYS COUNTY, TEXAS of record in
 BOOK 11, PAGES 14-15 of the Plat Records of HAYS County, Texas



SCALE 1"=30'

NOTES:

1. BUILDING LINES AND EASEMENTS MAY AFFECT THIS LOT THAT ARE NOT SHOWN HEREON.
2. BUILDING SETBACK LINES MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCE REQUIREMENTS.

BEARING BASIS NOTE

The Record Bearing N45°08'24"E being the Inverse between a 1/2" Iron Rod with plastic cap found at the Northwest corner of Lot 1, Block "J", and a 1/2" Iron Rod with plastic cap found at the Southwest corner which is the Northwest side of Lot 1, Block "J" of KENSINGTON TRAILS SUBDIVISION, SECTION 1, was taken as the Basis of Bearings for this survey.

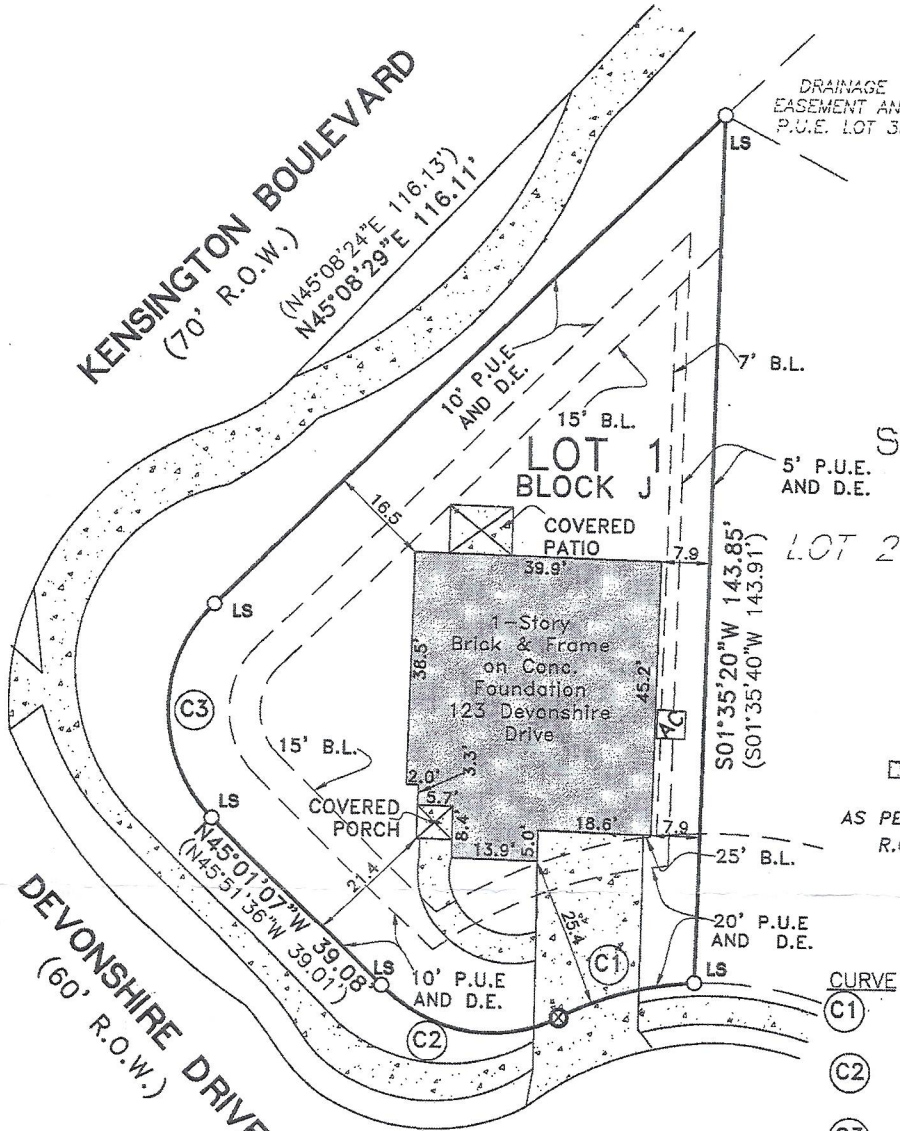
KENSINGTON TRAILS SUBDIVISION, SECTION 1

LEGEND

- ⊗ "X" Cut In Concrete Driveway
- ⊙ 1/2" Iron Rod Set With Plastic Cap Stamped "Landmark Surveying"
- P.U.E. Public Utility Easement
- D.E. Drainage Easement
- () Record Information
- AC Air Conditioner Pad
- Concrete Improvements
- B.L. Building Line
- AS PER PLAT. Book. 11, Pages 14-15
- R.O.W. Right of Way

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
(C1)	S75°01'08"W (S75°15'26"W)	22.77' (22.70')	22.93' (22.86')	55.00'
(C2)	N80°32'41"W (N80°45'18"W)	29.17' (29.32')	31.15' (31.32')	25.00'
(C3)	N00°09'00"E (N00°08'24"E)	35.36' (35.00')	39.28' (39.27')	25.00'



RESTRICTIVE COVENANTS AND EASEMENTS

1. Restrictive covenants and easements as recorded in Book 11, Pages 14-15, of the Plat Records of Hays County, Texas DO AFFECT the subject lot.
2. Restrictive covenants and easements as recorded in Volume 2165, Pages 122, of the Official Public Records of Hays County, Texas DO AFFECT the subject lot.
3. Management Certificate recorded in Volume 2368, Page 400 of the Official Public Records Of Hays County, Texas DOES NOT AFFECT the subject lot.
4. Declaration of Annexation recorded in Volume 2664, Page 424 of the Official Public Records Of Hays County, Texas DOES AFFECT the subject lot.
5. Terms and conditions of that certain Development Agreement recorded in Volume 1747, Page 816 of the Official Public Records Of Hays County, Texas DO AFFECT the subject lot.
6. Terms and conditions of that certain Access Easement Agreement recorded in Volume 2589, Page 430 of the Official Public Records Of Hays County, Texas DO NOT AFFECT the subject lot.

NOTE: Visible utilities within existing easements are not show hereon.
 The property described hereon is contained within Flood Zone "X" as identified on F.I.R.M. Map Number No. 48209C0290 F, dated September 2, 2005 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.
 A title commitment was not available at the time of this survey. All easements of which I have knowledge are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon. No additional research of easements was performed by Landmark Surveying, LP. for this survey.

I 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.

AS SURVEYED BY:
 LANDMARK SURVEYING, LP
 FIRM REGISTRATION NO. 100727-00

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

Date: March 9, 2022

GF No. _____

Name of Affiant(s): Lester Libby, Cindi Libby

Address of Affiant: 111 Devonshire Dr, Kyle, TX 78640

Description of Property: Kensington Trails Sec 1 Block J Lot 1
County HAYES, 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."): Lester B. Libby II, Cindi K. Libby

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.

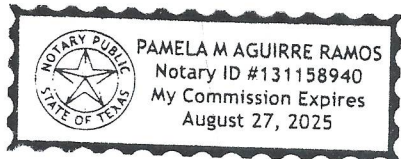
EXCEPT for the following (If None, Insert "None" Below): _____

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.

Lester Libby
Lester Libby

Cindi K. Libby
Cindi Libby



SWORN AND SUBSCRIBED this 9th day of March, 2022
Paula R
Notary Public