

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

Date: April 27, 2022 GF No. _____

Name of Affiant(s): David Baker + Shannon Baker

Address of Affiant: 2009 Axis Cir Fredericksburg, TX 78624

Description of Property: Vineyard Ridge LOT 155-PT .5 homesite & 2.51 acres
County Gillespie, 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 March 7, 2020 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.

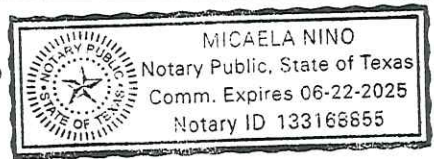
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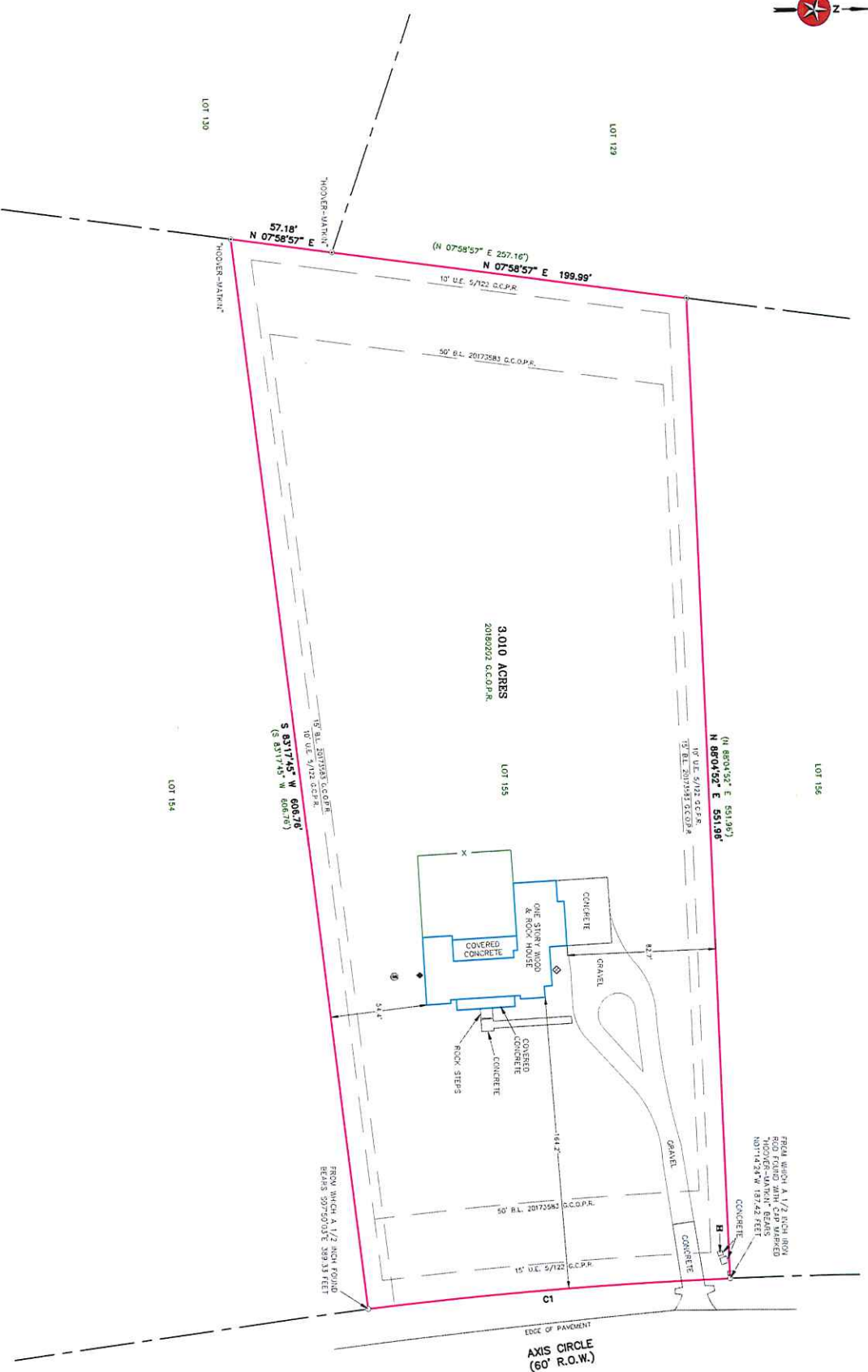
[Signature]

SWORN AND SUBSCRIBED this 27 day of April, 2022
[Signature]
Notary Public

Lea Ann Dorsett, Living Texas Real Estate, 2126 State Highway 71 S Ste#D, Columbus, TX 78934, 7330999
Produced with BrokerMint. BrokerMint LLC, 2157 Salk Ave, Suite 185, Carlsbad, CA 92009

(TXR-1907) 02-01-2010





LINE TABLE		RADIUS		DELTA ANGLE		CHORD BEARING		CHORD LENGTH	
C1	202.95'	2430.00'	1.44707°	S 09°18'41\"	E	202.95'			
RECORD LINE TABLE		RADIUS		DELTA ANGLE		CHORD BEARING		CHORD LENGTH	
C1	202.95'	2430.00'	1.44707°	S 09°18'41\"	E	202.95'			



LEGEND:

• PINE POLE MARKER
 • 1/2\"/>

SURVEY NOTES:

1. BEARINGS ESTIMATED BY MEANS OF A TOTAL STATION SET UP AT LOT 154 CORNER, SEE ALSO SURVEY RECORD FOR DETAIL INFORMATION.
 2. THIS SURVEY WAS PERFORMED BY MEANS OF A TOTAL STATION SET UP AT LOT 154 CORNER, SEE ALSO SURVEY RECORD FOR DETAIL INFORMATION.
 3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 4. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS.
 5. A 1/2\"/>



I, MICHAEL W. LEMMONS, a Licensed Professional Land Surveyor in the State of Virginia, No. 62716, do hereby certify that I am the author of the foregoing survey and that the same was made by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Virginia.
 DATE: 11/14/2024
 TITLE: SURVEYOR

BOUNDARY SURVEY
 3.010 ACRES BEING ALL OF LOT 153, W/25460
 HODDER-MAYNIN EASEMENT, GUILFORD COUNTY,
 VIRGINIA, AS SHOWN ON THE PLAT RECORDS OF
 VOLUME 5, PAGE 172 OF THE PLAT RECORDS OF
 GUILFORD COUNTY, VIRGINIA.
 DATE: 11/14/2024
 SHEET NO. 200