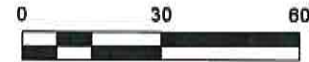


NOTE:  
THIS PROPERTY IS SUBJECT TO:

1) EASEMENTS AND RESTRICTIONS  
RECORDED IN CABINET 1, PG. 11,  
P.R.F.C.T., VOL. 801, PG. 627, VOL. 658,  
PG. 833, VOL. 636, PG. 561, VOL. 415,  
PG. 631, VOL. 416, PG. 70, VOL. 720,  
PG. 692, VOL. 636, PG. 565, VOL. 407,  
PG. 170, D.R.F.C.T.  
10(1) 10' SIDE BUILDING SETBACK LINE  
ALONG SIDE PROPERTY LINES AND 20'  
FRONT AND REAR BUILDING SETBACK  
LINES, RECORDED IN CABINET 1, PG. 11,  
P.R.F.C.T., VOL. 801, PG. 627, VOL. 658,  
PG. 833, VOL. 636, PG. 561, VOL. 415,  
PG. 631, VOL. 416, PG. 70, VOL. 720,  
PG. 692, VOL. 636, PG. 565, VOL. 407,  
PG. 170, D.R.F.C.T. (SHOWN)

THIS PROPERTY IS NOT SUBJECT TO:  
10(n) EASEMENT RECORDED IN VOL. 417,  
PG. 337, D.R.F.C.T.  
10(r) RIGHT OF WAY RECORDED IN VOL.  
338, PG. 576, D.T.F.C.T.  
10(s) RIGHT OF WAY EASEMENT  
RECORDED IN VOL. 381, PG. 444,  
D.R.F.C.T.  
10(t) RIGHT OF WAY AGREEMENT  
RECORDED IN VOL. 138, PG. 510,  
D.R.F.C.T.  
10(aa) EASEMENTS RECORDED IN VOL.  
407, PG. 194, D.R.F.C.T.  
10(cc) RIGHT OF WAY EASEMENT  
RECORDED IN VOL. 466, PG. 259,  
D.R.F.C.T.

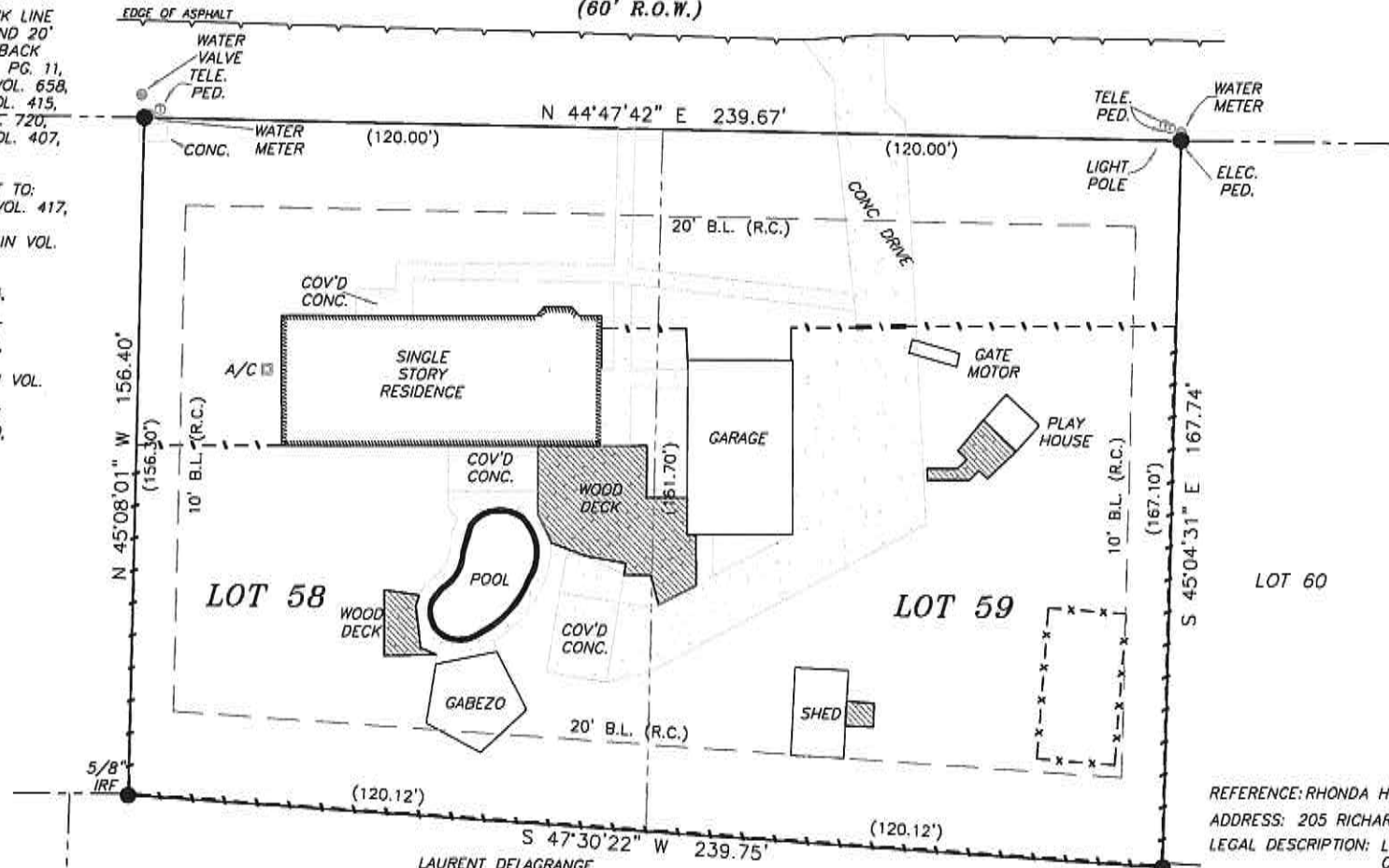
**RICHARD ROAD**  
(60' R.O.W.)



SCALE: 1" = 30'

**LEGEND**

- 1/2" REBAR FOUND (UNLESS NOTED)
- ⊕ CLEAN OUT
- ⊗ SEPTIC LID
- X— WIRE FENCE
- //— WOOD FENCE
- /— IRON FENCE
- ⊙ POWER POLE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- (R.C.) RESTRICTIVE COVENANTS
- (B.E.C.) BLUEBONNET ELECTRIC COOPERATIVE
- (A.W.S.C.) AQUA WATER SUPPLY CORPORATION
- (BRG.-DIST.) RECORD CALL



LOT 57

LOT 60

TO THE OWNERS, LIENHOLDERS AND BOTTS TITLE COMPANY

LAURENT DELAGRANGE  
1791/885  
5.779 ACRES

REFERENCE: RHONDA HORKY & BILLY HORKY G.F. NO.: FA-19-133  
ADDRESS: 205 RICHARD ROAD, LA GRANGE, TEXAS.  
LEGAL DESCRIPTION: LOTS 58 & 59, BLUFF HAVEN, RECORDED IN  
CABINET 1, PAGE 11, PLAT RECORDS OF FAYETTE  
COUNTY, TEXAS.

FIELD BOOK: B-594/60  
FILE: S:\Counties\Fayette\Subdivisions\Bluff Haven\47819.dwg

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48149C0245CE EFFECTIVE OCTOBER 17, 2006.



MAY 29, 2019



**JAMES E. GARON & ASSOC.**

PROFESSIONAL LAND SURVEYORS

Firm Reg. #10058400  
185 McAllister Road  
Bastrop, Texas 78602  
(512) 303-4185  
jgaron@austin.rr.com  
www.jamesegar.com

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

Date: June 13, 2022 GF No. \_\_\_\_\_

Name of Affiant(s): Rhonda Horky and Billy Horky

Address of Affiant: 205 Richard Rd, La Grange, TX 78945-5725

Description of Property: Lots 58 & 59 Bluff Haven  
County Fayette, 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 \_\_\_\_\_, 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 May 29, 2019 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.

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public

(TXR-1907) 02-01-2010

Bart Land Real Estate, 104 S. Main Street La Grange TX 78945  
Paula Collins

Phone: 7155945295 Fax: 9799683984  
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Ct. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com