

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: April 26, 2022 GF No. 2215348-BCP

Name(s) of Affiant(s): Lisa Miriah Ashcroft A/K/A Lisa Ashcroft

Address of Affiant(s): 5103 Canyon Ridge Ranch Trail
Spicewood TX 78669

Description of Property: Pedernales Canyon Ranch, Lot 28, Ph. 1, (3.095 Acres) Travis County, TX

See Exhibit "A" attached hereto and incorporated herein by reference.

County Travis, 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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 5/29/2019 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;

Initial
Here

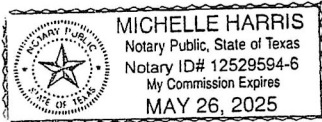
EXCEPT for the following (If None, Insert "None" Below):
None

[Signature]

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 or the title insurance 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.

[Signature]
Lisa Miriah Ashcroft A/K/A Lisa Ashcroft

SWORN AND SUBSCRIBED this 26th day of April, 2022.



[Signature]
Notary Public

Exhibit "A"

Being 3.095 acres of land, more or less, being a portion of Tract 28, PEDERNALES CANYON RANCH SUBDIVISION, an addition to Travis County, Texas, according to the plat thereof recorded in Volume 39, Page 32, Plat Records, Travis County, Texas, being a portion of that certain tract of land described in deed to Kevin Vandolder and Christine Beaudin, as recorded in Instrument No. 2014180877, Official Public Records, Travis County, Texas; said 3.095 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only.

EXHIBIT "A"

BEING A PORTION OF TRACT 28, OF PEDERNALES CANYON RANCH SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 39, PAGE 32, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KEVIN VANDOLDER AND CHRISTINE BEAUDIN, AS RECORDED IN INSTRUMENT NO. 2014180877, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 60D NAIL FROM WHICH AN "X" FOUND IN STONE BEARS NORTH 81° 05' 25" WEST - 2.13 FEET, SAID NAIL BEING THE EAST CORNER OF SAID VANDOLDER/BEAUDIN TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DANIEL JANOV, AS RECORDED IN INSTRUMENT NO. 2005169834, SAID OFFICIAL PUBLIC RECORDS, AND BEING ON THE COMMON LINE OF SAID TRACT 28 AND TRACT 27, SAID ADDITION;

THENCE SOUTH 45° 26' 00" WEST, A DISTANCE OF 206.00 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 44° 27' 00" WEST, DEPARTING SAID COMMON LINE, A DISTANCE OF 200.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 83° 27' 14" WEST, A DISTANCE OF 134.18 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 44° 24' 04" WEST, A DISTANCE OF 250.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE COMMON LINE OF AFORESAID TRACT 28 AND TRACT 29, AFORESAID ADDITION;

THENCE NORTH 52° 13' 00" EAST, A DISTANCE OF 314.00 FEET ALONG SAID COMMON LINE TO A 5/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF AFORESAID VANDOLDER/BEAUDIN TRACT AND THE WEST CORNER OF AFORESAID JANOV TRACT;

THENCE SOUTH 44° 25' 30" EAST, A DISTANCE OF 495.56 FEET ALONG THE COMMON LINE OF SAID VANDOLDER/BEAUDIN AND JANOV TRACTS TO THE POINT OF BEGINNING AND CONTAINING 134,820 SQUARE FEET OR 3.095 ACRES OF LAND.

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