BEING A PORTION OF TRACT 28, OF PEDENANLES CANYON RANGH
BURBOWSION, MAN ADDITION TO TRANS COUNTY, TEXAS, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 39, PAGE 22, PLAT RECORDES TRANS
DESCHIEBED IN DEED TO KEVIN VOLUME 39, PAGE 32, PLAT RECORDES TRANS
DESCHIEBED IN DEED TO KEVIN VANNOLDER AND CHRISTINE BEAUTING, AS
TRANS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOLINDS AS FOLLOWS:

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THENCE SOUTH 45° 26' DO" 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 4 1/2-INCH FRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE COMMON LINE OF AFORESNID TRACT 28 AND TRACT 29, AFORESNID ADDITTON;

THENDE NORTH 52*13*00*EAST, A DISTANCE OF 314.00 FEET ALONG SAND COMMON UNET O A SENIGH HONHOD FOUND AT THE NORTH-CORNER OF AFORESAND YANDOLDERGEND WITHOUT TRACT AND THE WEST CORNER OF AFORESALD JANDY TRACT;

THENCE SOUTH 44"25"30" EAST. A DISTANCE OF 485.65 FEET ALONG THE COMMON LINE OF SAID VANDOLDER/BEAUDIN AND JANOY TRACTS TO THE POINT OF BEGINNING AND CONTAINING 134,820 SOUAHE FEET OR 3,085 ACRES OF LAND.

this property is affected by the Following: (10b)-blanket easement, vol. 3644, Pg. 1811, D.A.T.C.T.

POINT OF BEGINNING

PEDERNALES CANYON RANCH SUBDIVISION

-KEVIN VANDOLDER AND-CHRISTINE BEAUDIN INST. NO. 2014180877 O.P.A.T.C.T.

PREMISES SURVEYING 134.18 W 134.18

3.095 AC. 134,820 SQ. FT.

TWO STORY STONE & FRAME RESIDENCE 5103 CANYON RANCH TRAIL

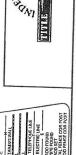
TRACT 27

IN THE MASI OF BEHINKS FOR THE SCHOOL WAS ERRORD FOR THE COMMENT OF THE MASING FOR THE COMMENT OF THE COMMENT O WYST RO THE EXCLUSING USE OF THE MANED GLIBAT, MONTONDE COMPANY, TITLE AND THE ALGORITHMST THE COMMUNENT UNDER UNTERFERSION WIDE PREASANT TO THE MONTON THE COMMUNENT UNDER THE MONTON THE

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Shirvecyfrey He: 5700 W, Plano Parkvay Sulfe 1200 Plano, Tens 7503 Office 972-612-5601 Fax 855-892-0468 Firm Registration No. 10146200

5103 CANYON RANCH TR CITY OF SPICEWOOD TRAVIS COUNTY, TEXA

TITLE CO.: INDEPENDENCE TITLE	#: 19-01197A	DATE: 03/06/19 REV.	FIELD DATE: ASSESSE
TITLE CO.: IND	PREMIER JOB #: 19-01197A	TECH: MSP	FIELD: TG
KAIL	CAS		

L					7
				REV.: 05/29/19	15/19
ВСР	BORROWER: LISA M. ASHCROFT	TITLE CO.: INDEPENDENCE TITLE	#: 19-01197A	DATE: 03/06/19	FIELD DATE: 0305/19
GF#: 1919516-BCP	BORROWER: L	TITLE CO.: IND	PREMIER JOB #: 19-01197A	TECH: MSP	FIELD: TG

	REV.: 05/29/19	5/19
MIER JOB #: 19-01197A	DATE: 03/06/19	FIELD DATE: 0305/19

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 <u>Travis</u>	, Texas				
'Title Company" or used have a second					

"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:

- 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.
- 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.
- To the best of our actual knowledge and belief, since 5/29/2019 there have been no:
 - construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - changes in the location of boundary fences or boundary walls;
 - construction projects on immediately adjoining property(ies) which encroach on the Property;
 - conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the d.

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

Initial Here

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
- 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.

Lisa Miriah Ashcroft A/K/A/ Lisa Ashcroft

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

MICHELLE HARRIS Notary Public, State of Texas Notary ID# 12529594-6 Commission Expires MAY 26, 2025

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

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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