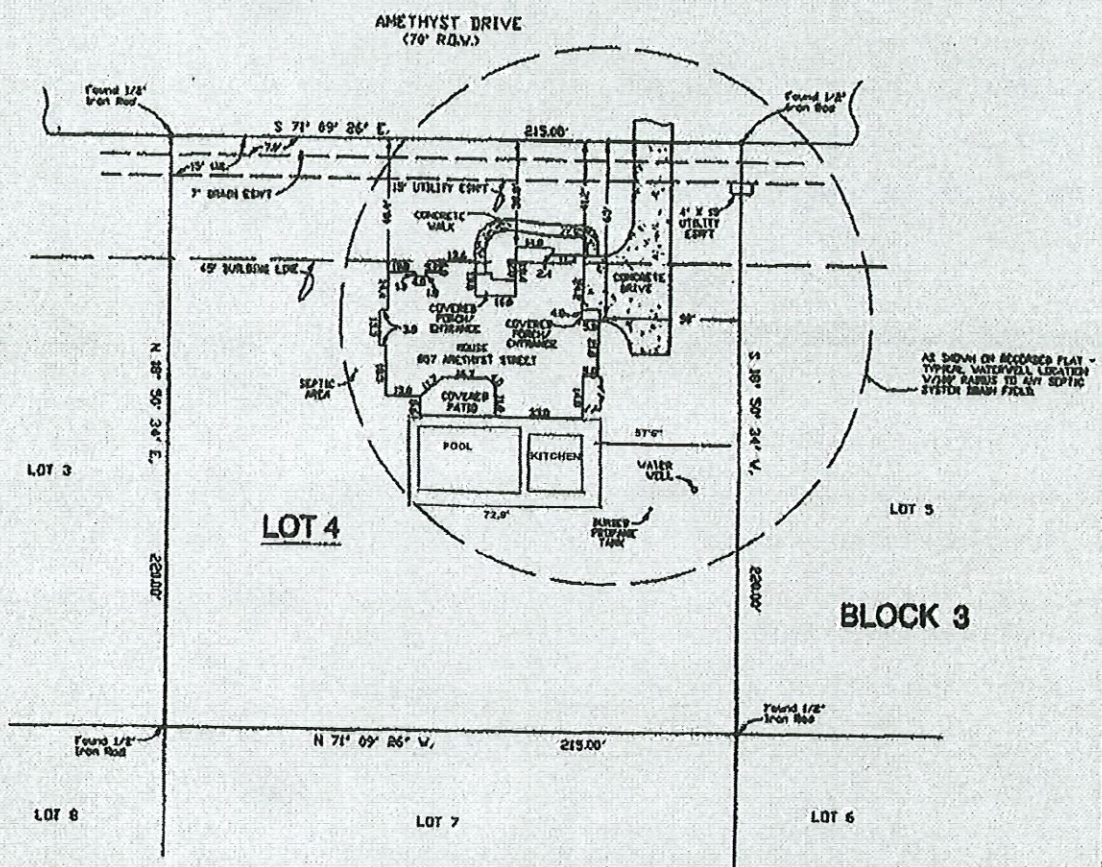


GINDORF ESTATES SUBDIVISION
 FILE# 065672 O.R.A.C.T.
 VOL# 2, PGS. 17-18 P.R.A.C.T.
 JAMES CUMMING HACIENDA
 A-31
 AUSTIN COUNTY, TEXAS



AS SHOWN ON RECORDED PLAN -
 TYPICAL WATERWELL LOCATION
 VARYS BASED TO ANY SEPTIC
 SYSTEM BENCH MARK

- NOTES: 1) The tract of land shown hereon lies within Zone 'X' (Areas determined to be outside the 100-year chance Floodplain) of the Flood Hazard Zone according to the F.I.R.M. Flood Insurance Rate Map# 49015C 0225E, Map Revised September 3, 2010.
- 2) Bearings shown hereon are based upon plat of Gindorf Estates Subdivision recorded in Volume 2, Pages 17-18 P.R.A.C.T.

- 3) This plat was prepared for the exclusive use of the individuals and/or institutions named on this survey. It is non-transferable to additional institutions or individuals without expressed re-confirmation by Alexander Surveying.
- 4) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on FEBRUARY 5, 2015, and all corners and acreage are shown hereon. There are no conflicts, protrusions or encroachments apparent on the ground, except as shown and/or noted hereon.

This survey was performed in connection with the transaction described in G.L. No. 427AR of BELLVILLE ABSTRACT COMPANY and is certified for that transaction only.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Glen S. Alexander - Registered Professional Land Surveyor, 84194



OWNER: GINDORF, LLC
 BUYER: NICOLE ANN DUMAS

ALEXANDER SURVEYING
 103 E. Loop West P.O. Box 306
 Austin, Texas 78711
 Phone 512-835-3410 Fax 512-835-3888
 alexander.surveying@att.net
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Glen S. Alexander	County	AUSTIN	Field Crew	F.V.
R.P.L.S. No. 84194	Survey	JAMES CUMMING HACIENDA, A-31	Computations	G.A.
TBPLS FIRM NO. 10134400	City		Drafting	D.G.
Date FEBRUARY 5, 2015	Address	GINDORF ESTATES	AC. VOL. 8 PG. 17	10794124
			Work Order	15-7061

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

Date: February 29, 2024

GF No. _____

Name of Affiant(s): Mason C. Dumas, Nicole Ann Dumas

Address of Affiant: 857 Amethyst, Bellville, TX 78945

Description of Property: Lot 4, Block 3, Gindorf Estates Subdivision

County Austin, 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 February 5, 2015 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): Fence installed on back property line.

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.

Mason C. Dumas

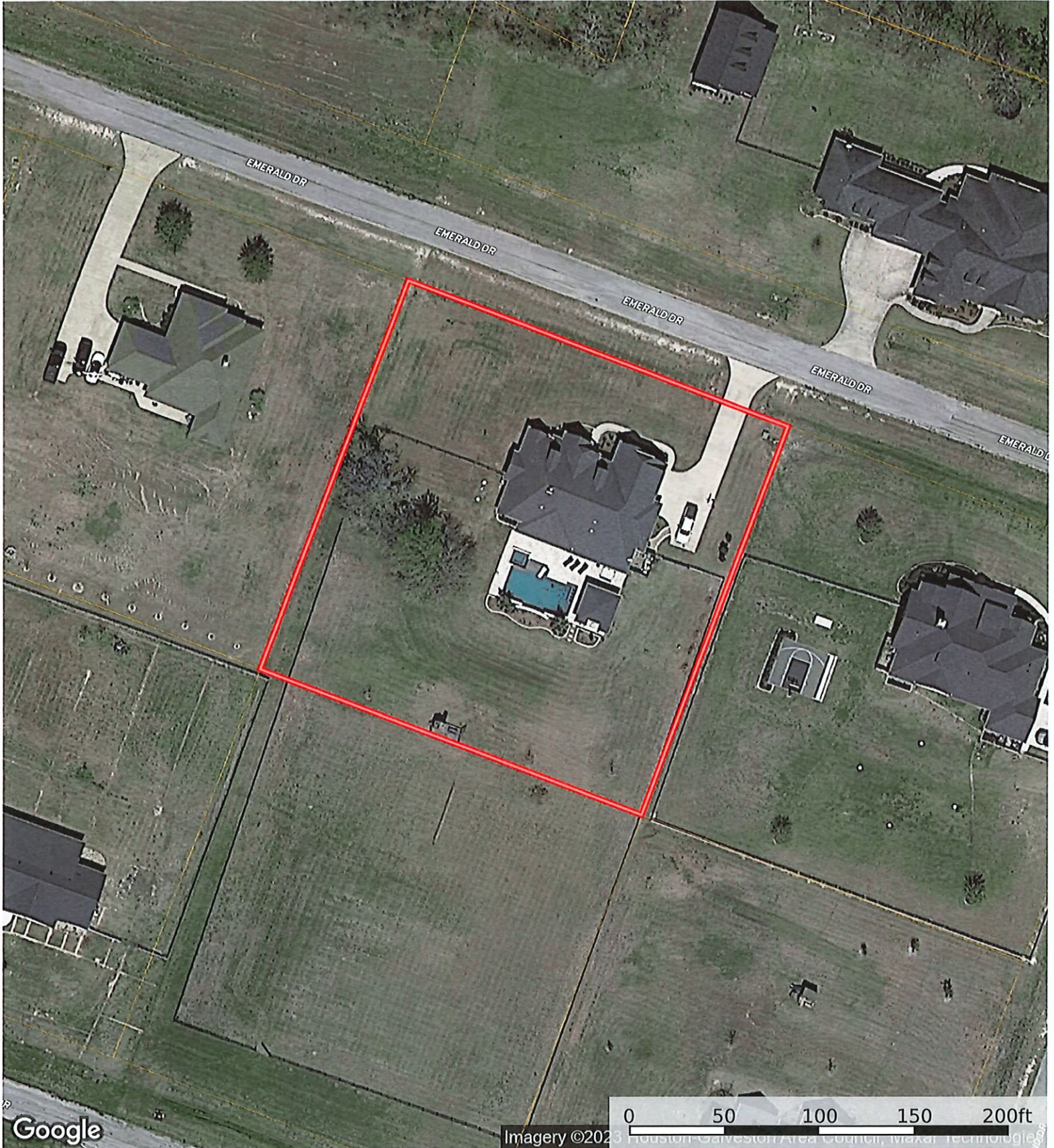
Nicole Ann Dumas



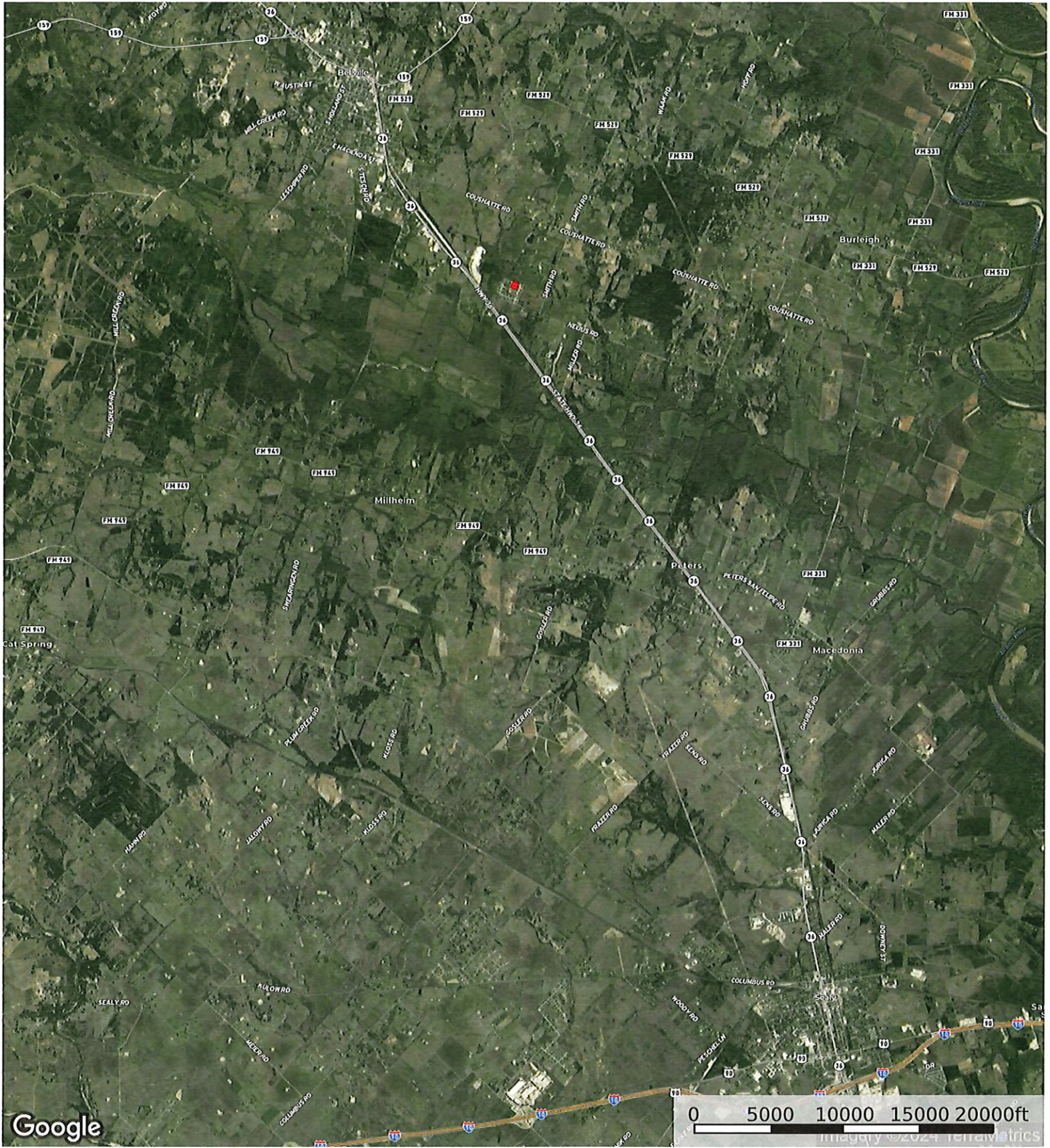
SWORN AND SUBSCRIBED this 29th day of February, 2024

Samantha Pietsch
Notary Public
Samantha Pietsch

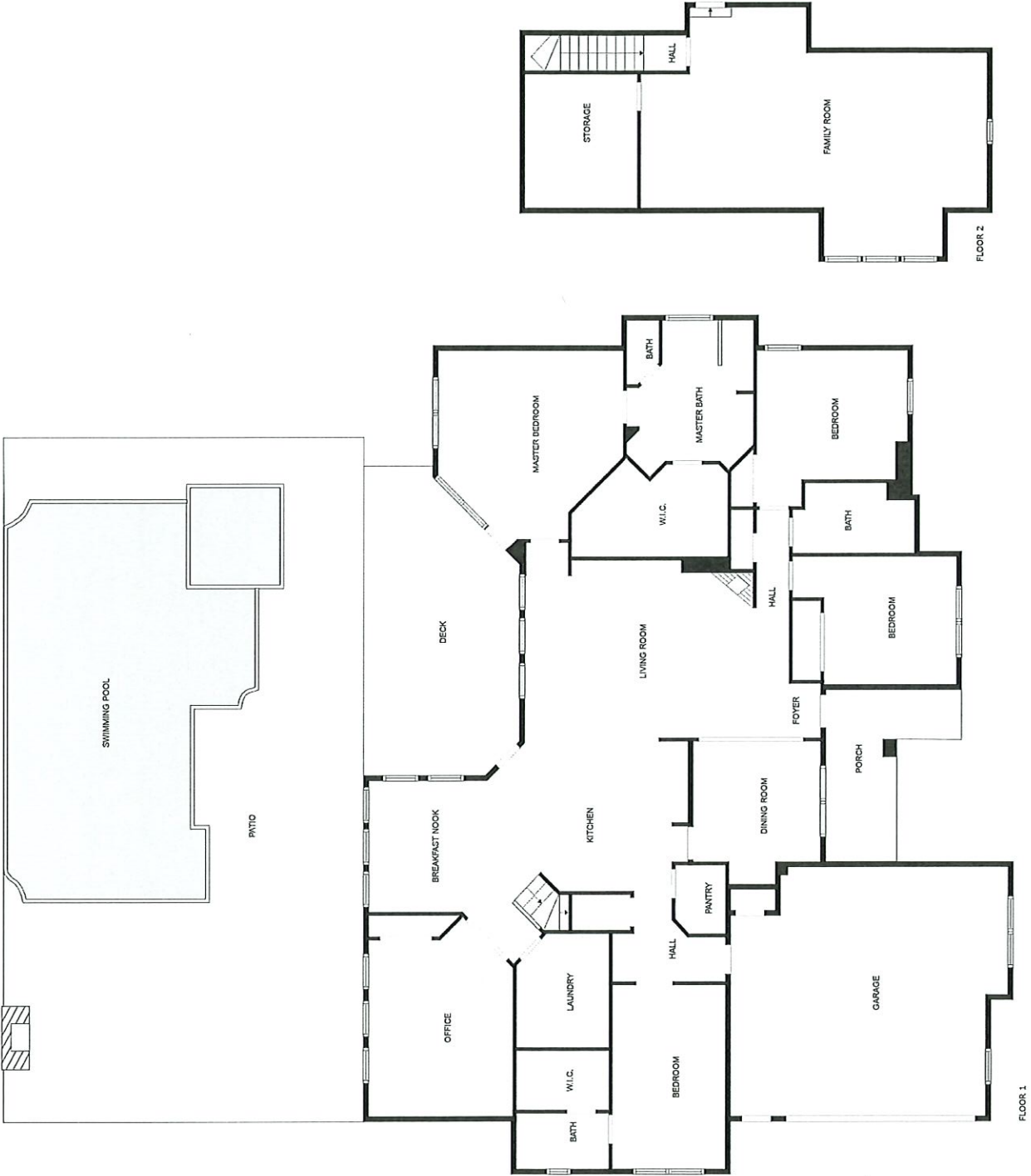
(TXR-1907) 02-01-2010



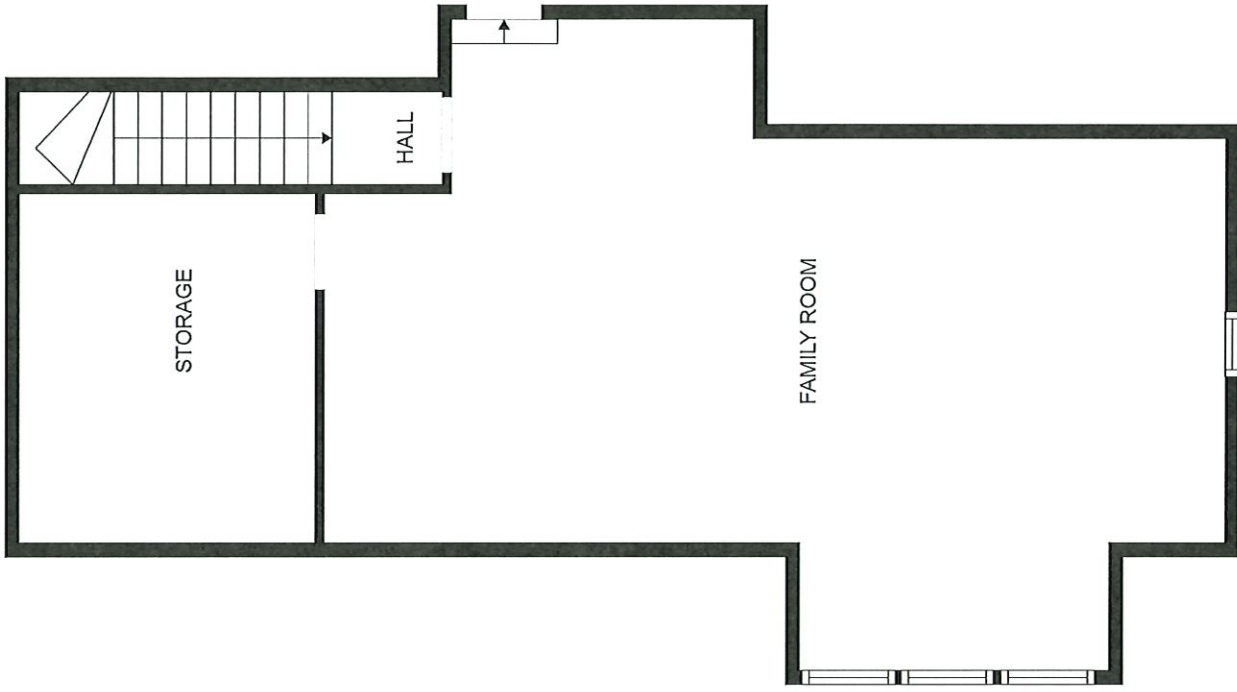
 Boundary



Boundary



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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DEANS IMAGING
Aerial - Ground - 3D