

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

Date: 2-4-2024 GF No. _____
Name of Affiant(s): Thorlin Ashton Lee
Address of Affiant: 28104 Copperleaf, Boerne, TX 78015
Description of Property: 1216 CR 132A, Lot 20, Kingsland, TX 78639
County: Llano, 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:

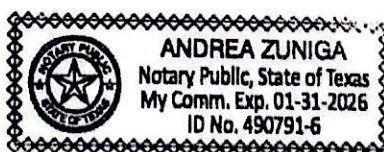
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 _____ 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.

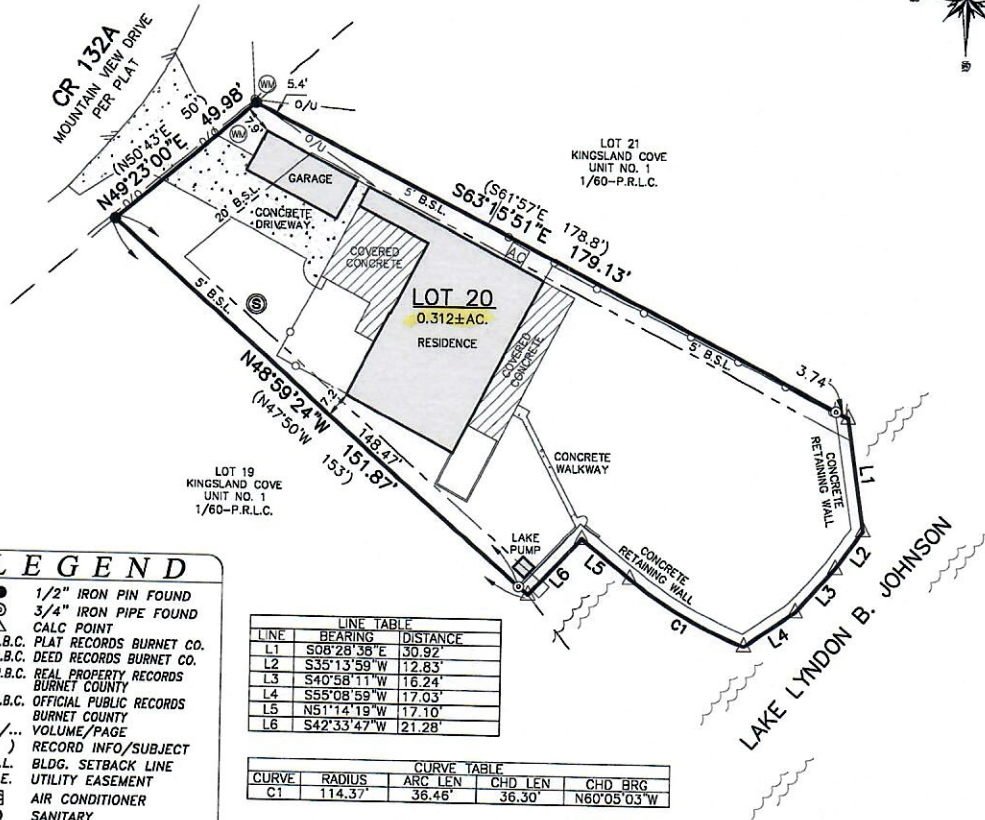
EXCEPT for the following (If None, Insert "None" Below:) See Pg. 2

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 5 day of February, 2024.

Andrea Zuniga
Notary Public
(TXR 1907) 02-01-2010





NOTES:

- SUBJECT PROPERTY IS LOCATED WITHIN ZONE A (AREAS INSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0450F, EFFECTIVE 03/15/2012.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

LAND TITLE SURVEY

LEGAL DESCRIPTION: LOT 20, KINGSLAND COVE, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE NO. 18A, PLAT RECORDS OF BURNET COUNTY, TEXAS.

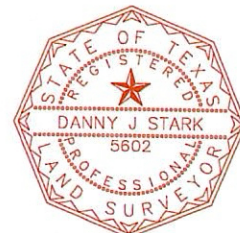
EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: CAPITAL TITLE OF TEXAS,
G.F. NO.: 23-738313-CP EFFECTIVE DATE: MAY 7, 2023 ISSUED: MAY 12, 2023

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

RESTRICTIVE COVENANTS: CAB. 1, SLIDES 18A AND 18B-P.R.B.C., 139/71, 177/450, 191/118-D.R.B.C., 1381/577-O.P.R.B.C. (127/211-D.R.B.C., RELEASED IN 1078/890-O.P.R.B.C.)
EASEMENT TO L.C.R.A.: 107/467-D.R.B.C.
EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.: 146/124-D.R.B.C., RELEASED IN 1075/646-O.P.R.B.C.
EASEMENT TO KINGSLAND MUNICIPAL UTILITY DISTRICT NO. 1: (284/311-D.R.B.C. RELEASED IN 1075/784-O.P.R.B.C.)
EASEMENT TO KINGSLAND MUNICIPAL UTILITY DISTRICT NO. 1: 281/413-D.R.B.C., DOC. NO. 201108015-O.P.R.B.C., RECORDED PLAT: 1/18A-P.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO CAPITAL TITLE OF TEXAS AND THORLIN ASHTON LEE, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2023, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
DANNY J. STARK, P.L.S. NO. 5602 DATED 05/23/2023



SHEET 1 OF 1	PROJ. NO. 23487	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 40' 0 20 40	2	DATE NO. DESCRIPTION REVISIONS
	PREPARED FOR: THORLIN A. LEE			1	
	TECH: GLMcKEE				
	APPROVED: DANNY J. STARK				
	FIELDWORK PERFORMED ON: 05/19/2023				
	COPYRIGHT: 2023 PROFESSIONAL FIRM NO: 10128900				