

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

Date: _____

GF No. _____

Name of Affiant(s): Winston Aubrey Cook and Linda J. Cook

Address of Affiant: 111 Mourning Dove, Buda, TX 78610

Description of Property: Lot 78, Block A, Oak Forest Section 2
County Hays, 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 duly 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 with 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 the 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 November 14, 2008 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. conveyance, 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): _____

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 the 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.

Winston Aubrey Cook

Linda J. Cook

SWORN AND SUBSCRIBED this _____ day of _____, _____

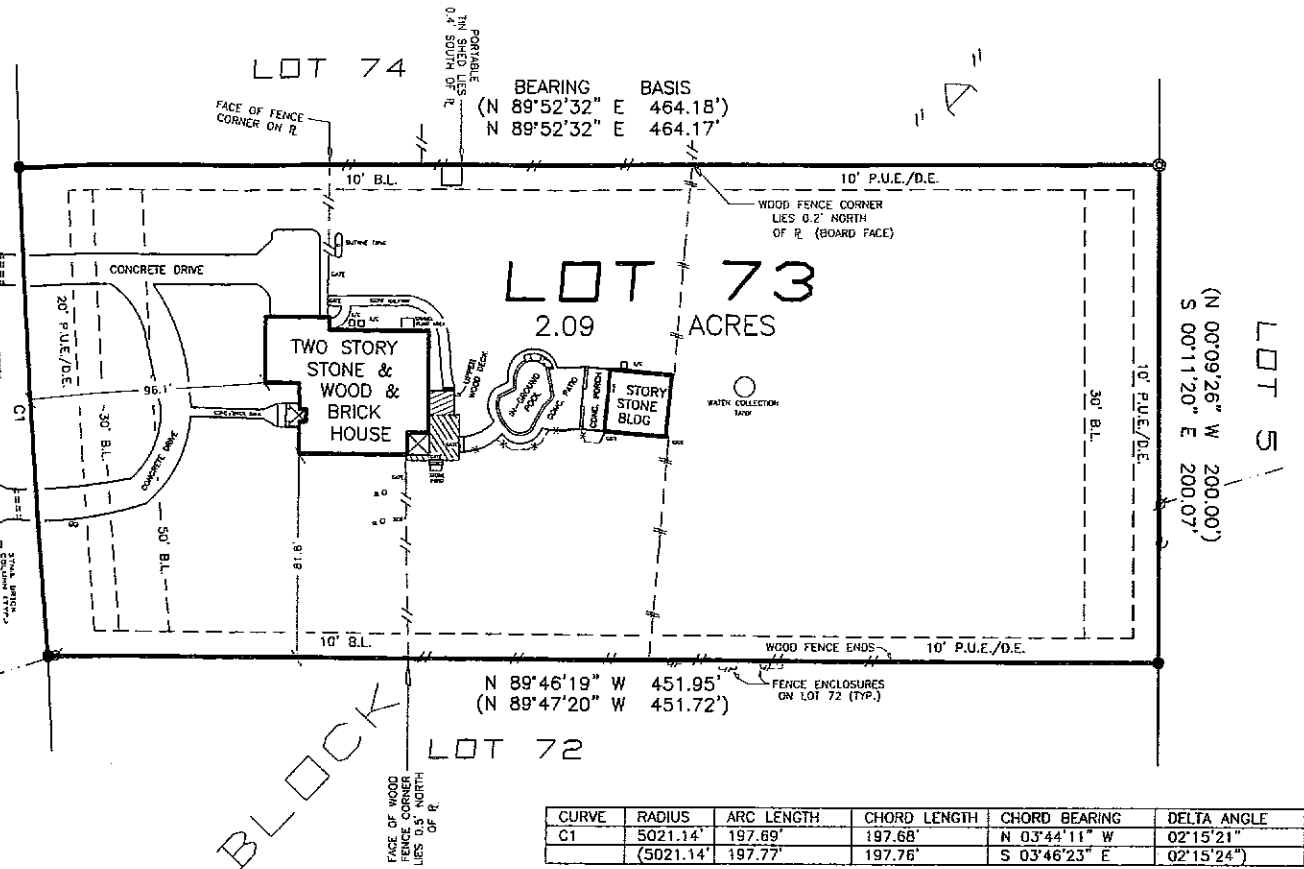
Notary Public

NOTES

- 1) THIS LOT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR OAK FOREST SECTION TWO AS RECORDED IN VOLUME 1234, PAGE 053, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 7, PAGE 163-175, PLAT RECORDS OF HAYS COUNTY, TEXAS.
- 2) THIS LOT IS SUBJECT TO A 20' P. U. E. AND DRAINAGE EASEMENT ALONG THE FRONT OF EACH LOT AS RECORDED IN VOLUME 7, PAGE 163, PLAT RECORDS OF HAYS COUNTY, TEXAS.
- 3) THIS LOT IS SUBJECT TO BUILDING SETBACK LINES OF 30' ON FRONT, 20' ON SIDE STREET, 10' ON INTERIOR SIDE LINES, AND 30' ON REAR LOT LINES AS RECORDED IN VOLUME 7, PAGE 163, PLAT RECORDS OF HAYS COUNTY, TEXAS.
- 4) THIS LOT IS SUBJECT TO BUILDING SETBACK LINES OF 50' PARALLEL TO THE FRONT PROPERTY LINE, 30' ALONG REAR PROPERTY LINES, AND 10' ALONG SIDE PROPERTY LINES AS RECORDED IN VOLUME 1234, PAGE 053, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 5) THIS LOT IS SUBJECT TO A 20' STRIP ALONG FRONT AND 10' ALONG EACH SIDE AND REAR LOT LINE, P. U. E. AND DRAINAGE EASEMENT AS RECORDED IN VOLUME 1234, PAGE 053, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 6) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209 C0260F, DATED SEPT. 02, 2005, THIS LOT IS LOCATED IN ZONE X AND IS NOT IN THE 100-YEAR FLOODPLAIN.
- 7) P.E.C. EASEMENT RECORDED IN VOLUME 157, PAGE 50, DEED RECORDS OF HAYS COUNTY, TEXAS, DOES NOT AFFECT THIS LOT.

SCALE 1" = 60'

MOURNING DOVE LANE
(60' RIGHT OF WAY)



TO:
PURCHASER: ROBERT R. LACASSE AND STACEY M. LACASSE
LENDER: BANK OF AMERICA
TITLE CO. GRACY TITLE COMPANY
STEWART TITLE GUARANTY COMPANY
G.F. NO.: 705562
ADDRESS: 111 MOURNING DOVE LANE

CERTIFICATION:

I, GARY F. PENNINGTON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JULY OF 2007, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED HEREON, THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO A PUBLIC RIGHT OF WAY.

GARY F. PENNINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404 STATE OF TEXAS
P.O. BOX 1244
DRIPPING SPRINGS, TX 78620
(512) 894-0664



- LEGEND**
- () RECORD INFORMATION
 - 1/2" IRON ROD FOUND
 - ⊙ COTTON SPINDLE FOUND
 - X-X- WROUGHT IRON FENCE
 - |-|- WOOD FENCE FACE
 - DETAIL: METAL POSTS (NOT TO SCALE)
 - CHAINLINK FENCE
 - .-.- D.E. DRAINAGE EASEMENT
 - .-.- OVERHEAD UTILITY LINE
 - GUY ANCHOR
 - ⊙ UTILITY POLE
 - TIN DRAINAGE PIPE
 - P.V.C. SEPTIC LID
 - ⊗ SEPTIC CONTROL BOX
 - ⊗ COVERED BRICK PORCH
 - ⊙ WATER METER
 - ▨ WOOD DECK

SURVEY PLAT
OF
LOT 73, BLOCK 'A',
OAK FOREST SECTION TWO

A SUBDIVISION RECORDED IN VOLUME 7,
PAGES 163-175, PLAT RECORDS OF
HAYS COUNTY, TEXAS.