

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

Date: 6/13/2024 GF No. \_\_\_\_\_  
Name of Affiant(s): \_\_\_\_\_  
Address of Affiant: 291 Langely, Kyle, TX 78640  
Description of Property: \_\_\_\_\_  
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 TX, 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:)

*EXPANDED + COVERED PATIO ADDED PRIVACY FENCE.*

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.

Elizabeth Sabon  
John Palumbo

SWORN AND SUBSCRIBED this 13 day of June, 2024.

[Signature]  
Notary Public

(TXR 1907) 02-01-2010



# SURVEY PLAT

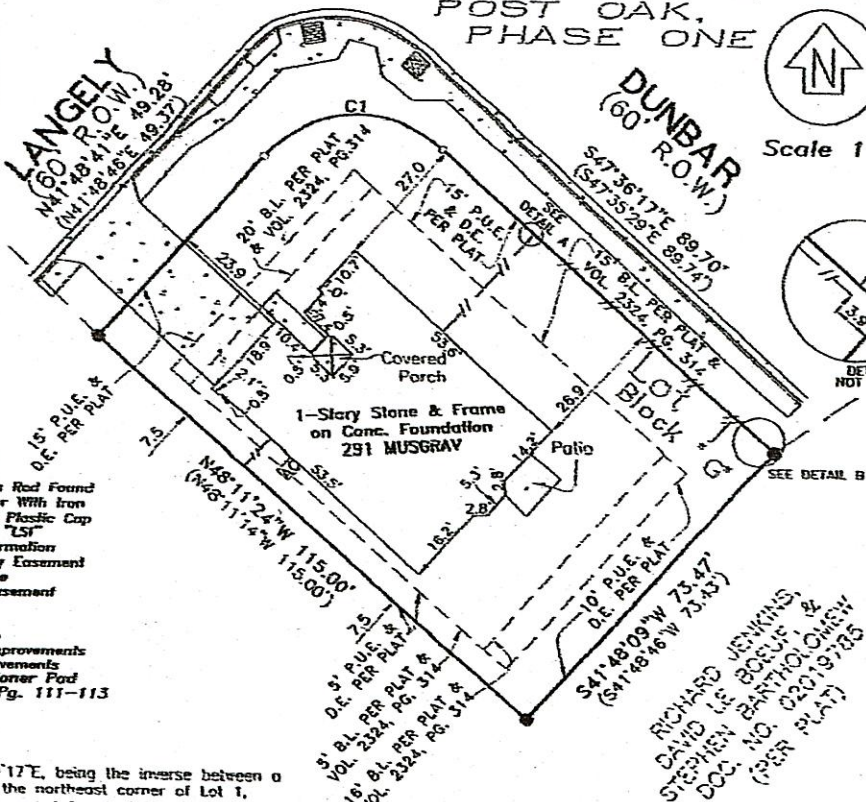
Address 291 LANGELY Reference LAHMON  
 Lot 1, Block "G" POST OAK, PHASE ONE  
 a Subdivision in Hays County, Texas of record in  
 Book 11, Page(s) 111-113 of the Plat Records of Hays County, Texas



Scale 1"=30'



**REVISION NOTE:**  
 11-3-2004: Revised sidewalks, curbs, edge of asphalt, and hatching. Moved some text annotations away from revised sidewalks, etc.



- LEGEND**
- Capped Iron Rod Found
  - Reset Corner With Iron Rod With Plastic Cap Stamped "LSI"
  - ( ) Record Information
  - - - P.U.E. Public Utility Easement
  - - - B.L. Building Line
  - - - D.E. Drainage easement
  - PG. Page
  - VDL Volume
  - /// Wood Fence
  - Concrete Improvements
  - Brick Improvements
  - AC Air Conditioner Pad
- PER PLAT Book 11, Pg. 111-113

**BEARING BASIS NOTE:**  
 The record bearing S48°09'17"E, being the inverse between a capped iron rod found at the northeast corner of Lot 1, Block "A", and a capped iron rod found at the northeast corner of Lot 30, Block "A", Post Oak, Phase One, was used as the basis of bearings for this survey.

- RESTRICTIVE COVENANTS AND EASEMENTS**
- Restrictive covenants and easements as recorded in Volume 11, Page 111, of the Plat Records of Hays County, Texas; and Volume 2324, Page 314, Official Public Records of Hays County, Texas DO AFFECT the subject lot.
  - A telephone and communication line Easement granted to Southwestern Bell Telephone Company, recorded in Volume 123, Page 526, Deed Records of Hays County, Texas. Said easement released in Volume 1881, Page 684, Official Public Records of Hays County, Texas DOES NOT AFFECT the subject lot.
  - A water and/or wastewater lines easement and right-of-way granted to the City of Kyle, recorded in Volume 2088, Page 294, and Volume 2088, Page 302, Official Public Records of Hays County, Texas DOES NOT AFFECT the subject lot.
  - Declaration of covenants, conditions and restrictions as recorded in Volume 2324, Page 314 Official Public Records of Hays County, Texas DO AFFECT the subject lot. Also, a 10' wide underground easement along and centered on the underground electrical power service recorded in the same document DOES AFFECT the subject lot, but cannot be drafted.

**ABSTRACT NO. 21  
 M.B. ATKINSON SURVEY,**

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N87°01'24"E (N87°05'39"E)	35.64' (35.54')	90°56'11" (90°35'45")	39.68' (39.53')	25.00' (25.00')

The property described hereon is contained within Flood Zone "X" as identified on Hays County FEMA Community Panel No. 480321 0185 E, dated February 18, 1995 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

All easements of which I have knowledge and those recorded easements furnished by Fidelity National Title according to Commitment No. 04-95879, are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

*[Signature]* *REV. 11/3/2004*

**TOLMIE L. RICHARDSON**  
 Registered Professional Land Surveyor No. 5657  
 Surveyed: October 23, 2004

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

Client: MAINSTREET HOMES  
 Date: November 1, 2004  
 Office: J.F.  
 Crew: Williams, Bonds  
 F.B.: 702/05  
 Job No.:  
 Disk: Z:\MAINSTREET\POST OAK\TITLES

*[Signature]*  
*[Signature]*

REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN. COPIES WITHOUT ORIGINAL SIGNATURES AND SEAL ARE VOID.

**Landmark**  
 SURVEYING, INC.  
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 AUSTIN, TEXAS 78746  
 PH: (512)328-7411 FAX: (512)328-7413