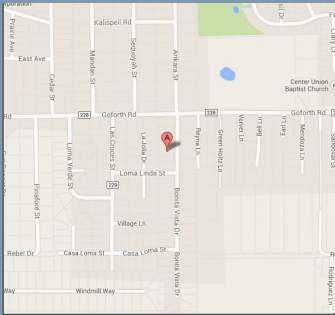


PREPARED BY:



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P (281)763-7766 • F (281)763-7767
250 West Oak Loop Cedar Creek, Texas 78612



PROPERTY ADDRESS: 308 BONITA VISTA DRIVE BUDA, TEXAS 78610

SURVEY NUMBER: 1311.1918

FIELD WORK DATE: 11/21/2013

REVISION DATE(S): (REV.1 11/22/2013)

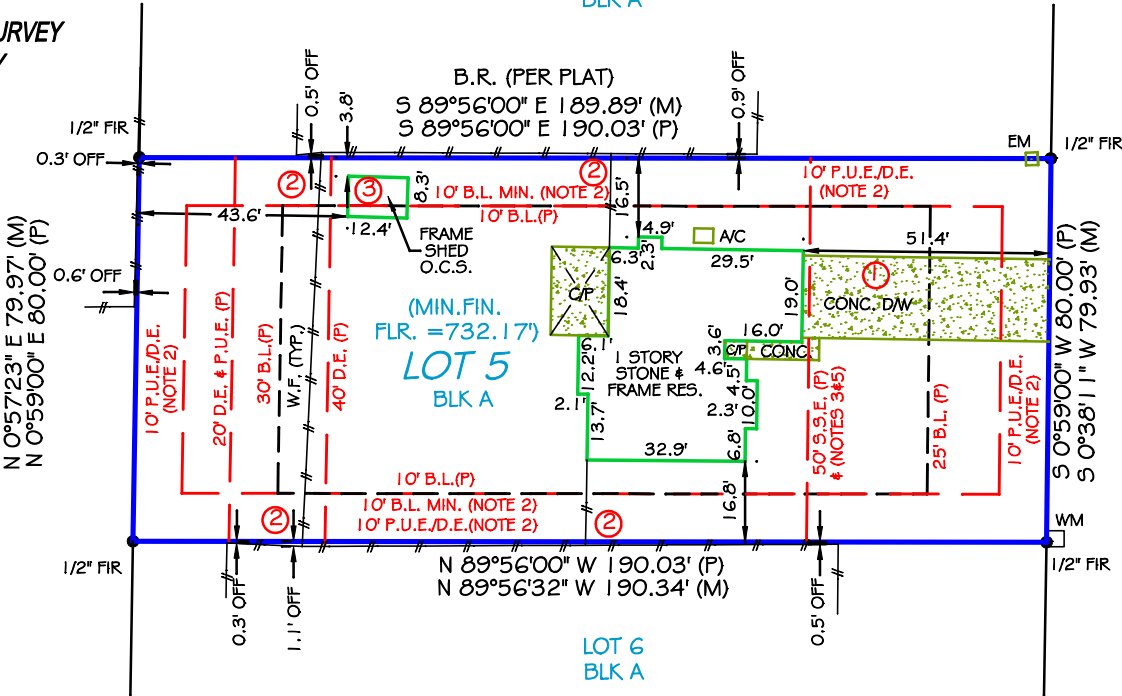
1311.1918
BOUNDARY SURVEY
HAYS COUNTY

LOT 3
BONITA VISTA
SUBD. UNIT II
VOL.3,
PGS.189-191
BLK.1

LOT 2

LOT 4
BLK A

LOT 6
BLK A



NOTES:
9.3.E.- SANITARY SEWER EASEMENT
FENCE OWNERSHIP NOT DETERMINED

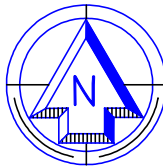
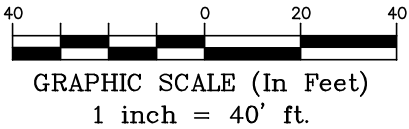
NOTES:

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN VOLUME 3, PAGE 85 (PLAT); VOLUME 433, PAGE 152 AND VOLUME 455, PAGE 779, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS.
- 2.) SUBJECT TO EASEMENTS AND BUILDING SETBACK LINES RECORDED IN VOL. 433, PG. 152, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS.
- 3.) SUBJECT TO SANITARY SEWER EASEMENT RIGHTS RECORDED IN VOL. 275, PG. 216, DEED RECORDS, HAYS COUNTY, TEXAS.
- 4.) THIS LOT IS NOT SUBJECT TO THE WATER TRANSMISSION/ DISTRIBUTION LINE ROADWAY EASEMENT RIGHTS GRANTED TO GREEN PASTURES WATER COMPANY, INC. RECORDED IN VOL. 270, PG. 798, DEED RECORDS, HAYS COUNTY, TEXAS; SAID ESMT. IS SHOWN PER PLAT, TO NOT CROSS THIS LOT.
- 5.) SUBJECT TO SANITARY EASEMENTS GRANTED TO GREEN PASTURES WATER COMPANY, INC. RECORDED IN VOL. 278, PG. 801 AND VOL. 275, PG. 216, DEED RECORDS, HAYS COUNTY, TEXAS.
- 6.) SUBJECT TO BLANKET-TYPE ELECTRIC/TELEPHONE TRANSMISSION AND/OR DISTRIBUTION LINES EASEMENT RIGHTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOL. 273, PG. 859, DEED RECORDS, HAYS COUNTY, TEXAS.
- 7.) SUBJECT TO BLANKET-TYPE ELECTRIC/TELEPHONE TRANSMISSION AND/OR DISTRIBUTION LINES EASEMENT RIGHTS GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOL. 117, PG. 179, DEED RECORDS, HAYS COUNTY, TEXAS.
- 8.) THIS LOT IS NOT SUBJECT TO EASEMENT RIGHTS GRANTED TO UNITED PIPE LINE CORP/UNITED GAS PIPELINE COMPANY, RECORDED IN VOL. 102, PG. 415 AND FURTHER AFFECTED/AMENDED BY INSTRUMENTS RECORDED IN VOL. 108, PG. 171, VOL. 133, PG. 372, VOL. 169, PG. 441 AND VOL. 269, PG. 133 ALL OF THE DEED RECORDS, OF HAYS COUNTY, TEXAS. SAID ESMT. IS NOTED ON THE SUBD. PLAT AS "GRANTED A 30' ESMT. ACROSS LOTS 1 & 2, BLK. A, AND LOT 1, BLK.D"; AND SAID ESMT. IS DEPICTED ON THE PLAT.
- 9.) PER THE SUBD. PLAT, THIS LOT SHALL HAVE "TWO (2) 28" X 18" C.M.P. CULVERT INSTALLED AT EACH DRIVEWAY"

Rachel Lynn Hansen



I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 21ST DAY OF NOVEMBER, 2013; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 1331332-ILF, EFFECTIVE NOVEMBER 4, 2013, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF BUDA, COMMUNITY NUMBER 481640, DATED 09/02/05.

POINTS OF INTEREST

1. CONC. DRIVEWAY OVER 10' P.U.E./D.E. AND 50' S.S.E.
2. WOOD FENCE OVER ESMTS.
3. SHED OVER 10' P.U.E./D.E. AND 10' B.L.

CLIENT NUMBER: 1331332-ILF

DATE: 11/22/2013

BUYER: Brown & Mansfield, LP

SELLER: TEXSTAR ACQUISITIONS, LLC (SUBJECT TO SCHEDULE C REQUIREMENT)

CERTIFIED TO: BROWN & MANSFIELD, LP; INDEPENDENCE TITLE COMPANY; CHICAGO TITLE INSURANCE COMPANY; AFFILIATED BANK

This is page 1 of 2 and is not valid without all pages.



Your Exacta Contact

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Laura@Exacta365.com www.exacta365.com

EXACTA
Texas Surveyors, Inc.

LB#10193731

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P (512)782-9398 • F (512)782-9399
250 West Oak Loop Cedar Creek, Texas 78612

LOT 5, BLOCK A, BONITA VISTA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 85, PLAT RECORDS, HAYS COUNTY, TEXAS.

THE BEARING REFERENCE OF SOUTH 89 DEGREES 56 MINUTES 00 SECONDS EAST IS BASED ON THE NORTHERLY PROPERTY LINE OF LOT 5, BLOCK A, BONITA VISTA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 85, PLAT RECORDS, HAYS COUNTY, TEXAS.

1. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Due to varying construction standards, house dimensions are approximate.
3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
4. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
5. Surveying services performed by the Austin branch of Exacta Texas Surveyors, Inc - 250 West Oak Loop - Cedar Creek, TX - 78612
6. If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey if for informational purposes only. Research to obtain such data was performed at www.fema.gov
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8 diameter, 18" iron rebar.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above- ground improvements which may be in conflict with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor . These POI's may not represent all items of interest to the viewer.
14. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

BOUNDARY LINE	A/C	AIR CONDITIONING	L	LENGTH	S/GD	SET GLUE DISC
	B.R.	BEARING REFERENCE	LB#	LICENSE # - BUSINESS	S/DH	SET DRILL HOLE
	BLK.	BLOCK	LS#	LICENSE # - SURVEYOR	S/IR	SET IRON ROD
	B.G.	BLOCK CORNER	(M)	MEASURED	S/IRC	SET IRON ROD & CAP
STRUCTURE	BLDG.	BUILDING	MES.	METERED END SECTION	SN	SET NAIL
	BFP	BACKFLOW PREVENTOR	M.F.	METAL FENCE	SN&D	SET NAIL & DISC
	B.R.L.	BUILDING RESTRICTION LINE	N.R.	NON RADIAL	STY.	STORY
WALL OR PARTY WALL	BSMT.	BASEMENT	N.T.S.	NOT TO SCALE	S.T.L.	SURVEY TIE LINE
	BW	BAY/BOX WINDOW	O.C.S.	ON CONCRETE SLAB	SV	SEWER VIE
EASEMENT	(C)	CALCULATED	O.G.	ON GROUND	SW	SIDEWALK
	C	CURVE	O.H.L.	OVERHEAD LINE	S.W.	SEAWALL
EDGE OF WATER	CATV	CABLE TV, RISER	O.R.B.	OFFICIAL RECORD BOOK	TEL.	TELEPHONE FACILITIES
	C.B.	CONCRETE BLOCK	OH.	OVERHANG	T.O.B.	TOP OF BANK
	CHIM.	CHIMNEY	O/A	OVERALL	TX	TRANSFORMER
	C.L.F.	CHAIN LINK FENCE	O/S	OFFSET	TYP.	TYPICAL
	C.O.	CLEAN OUT	PKN	PARKER-KALON NAIL	U.R.	UTILITY RISER
	CONC.	CONCRETE	PSM	PROFESSIONAL SURVEYOR	W/C	WITNESS CORNER
	Q/L	CENTER LINE	PLS	AND MAPPER	W/F	WATER FILTER
WOOD	Q/S	CONCRETE SLAB	(P)	PROFESSIONAL LAND SURVEYOR	W.F.	WOODEN FENCE
	Q/P	COVERED PORCH	PLT	PLATE	WM	WATER METER/VALVE BOX
ASPHALT	COR.	CORNER	PP	POOL EQUIPMENT	WV	WATER VALVE
	(D)	DEED	FLT	PLASTER	V.F.	VINYL FENCE
	DW	DRIVEWAY	P.B.	PINCHED PIPE		
WATER	D.F.	DRAIN FIELD	P.I.	PLAT BOOK		
	EUB	ELECTRIC UTILITY BOX	P.O.B.	POINT OF INTERSECTION	A.E.	ANCHOR OR ACCESS EASEMENT
	ENCL.	ENCLOSURE	P.O.C.	POINT OF BEGINNING	C.M.E.	CANAL MAINTENANCE ESMT.
	ENT.	ENTRANCE	P.T.	POINT OF COMMENCEMENT	C.U.E.	COUNTY UTILITY ESMT.
	E.O.P.	EDGE OF PAVEMENT	P.C.	POINT OF TANGENCY	D.E.	DRAINAGE EASEMENT
	E.O.W.	EDGE OF WATER	P.C.C.	POINT OF CURVATURE	ESMT.	EASEMENT
	(F)	FIELD	P.R.C.	POINT OF COMPOUND CURVATURE	I.E./E.E.	INGRESS/EGRESS ESMT.
	F.F.	FINISHED FLOOR	P.C.P.	POINT OF REVERSE CURVATURE	IRR.E.	IRRIGATION EASEMENT
	F/DH	FOUND DRILL HOLE	P.R.M.	PERMANENT CONTROL POINT	L.A.E.	LIMITED ACCESS ESMT.
	F/PC	FOUND IRON PIPE & CAP	R	PERMANENT REFERENCE MONUMENT	L.B.E.	LANDSCAPE BUFFER ESMT.
	F/RC	FOUND IRON ROD & CAP	(R)	RADIUS OR RADIAL	L.E.	LANDSCAPE ESMT.
	FIR	FOUND IRON ROD	RES.	RECORD	L.M.E.	LAKE OR LANDSCAPE
	FIP	FOUND IRON PIPE	RAW	RIGHT OF WAY		MAINTENANCE EASEMENT
	FCM	FND. CONCRETE MONUMENT	(S)	SURVEY	M.E.	MAINTENANCE EASEMENT
	FN	FOUND NAIL	S.B.L.	SETBACK LINE	P.U.E.	PUBLIC UTILITY EASEMENT
	FN&D	FOUND NAIL & DISC	S.C.L.	SURVEY CLOSURE LINE	R.O.E.	ROOF OVERHANG ESMT.
	FND.	FOUND	SCR.	SCREEN	S.W.E.	SIDEWALK EASEMENT
	GAR.	GARAGE	S/DH	SET DRILL HOLE	S.W.M.E.	STORM WATER
	GM	GAS METER	SEP.	SEPTIC TANK		MANAGEMENT ESMT.
	ID	IDENTIFICATION	SEW.	SEWER	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
	INT.	INSTRUMENT	S.F.	SQUARE FEET	U.E.	UTILITY EASEMENT
	INT.	INTERSECTION				

In order to “Electronically Sign” all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".



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

Date: _____ GF No. _____
Name of Affiant(s): _____
Address of Affiant: _____
Description of Property: 308 Bonita Vista Drive, Buda, TX 78610
County Hays County, 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 11/22/2013 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:) 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 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.

<i>Rosanna LL</i>	dotloop verified 04/27/21 12:21 PM CDT

SWORN AND SUBSCRIBED this _____ day of _____, 20_____.

--

Notary Public

(TXR 1907) 02-01-2010

Page 1 of 1