

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

Date: June 18, 2019

GF No. _____

Name of Affiant(s): Shirley G. Lee

Address of Affiant: 5120 Zenner-Ahrens Rd., Kerrville, TX 78028

Description of Property: _____

County Blanco, 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 12/14/2000 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): _____

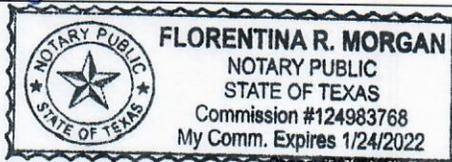
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Shirley G. Lee
Shirley G. Lee

SWORN AND SUBSCRIBED this 18 day of June, 2019

Florentina R. Morgan
Notary Public



(TXR-1907) 02-01-2010

Topper Real Estate, PO Box 809 Blanco TX 78606
Rodney Topper

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Fax:

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Lee 122.9 AC

- LEGEND:
- S 1/2 - set iron stake
 - F 1/2 - found from pipe
 - PL - property line
 - FC - fence corner
 - LA - curve length
 - dir. - a direction of dist. - a distance of elev. - elevation
 - (??) - deed information
 - 7/7 - Volume/page
 - BSB - building set back
 - # - street address
 - DR - Deed Records
 - RPR - Real Property
 - PR - Plat Records
 - ER - Easement Records
 - FC - fence corner
 - PL - fence line
 - CL - chain link (wire)
 - E - electric
 - T - telephone
 - TV - television
 - DL - distribution line
 - SL - service line
 - PP - power pole
 - UL - underground line
 - UE - utility easement
 - M - meter
 - W - water

Reviewed and accepted by:

R. S. Lee 1-5-01
Shirley G. Lee 1-5-01

Red Barn Ranch

OF No. 200683 Job No. 4960

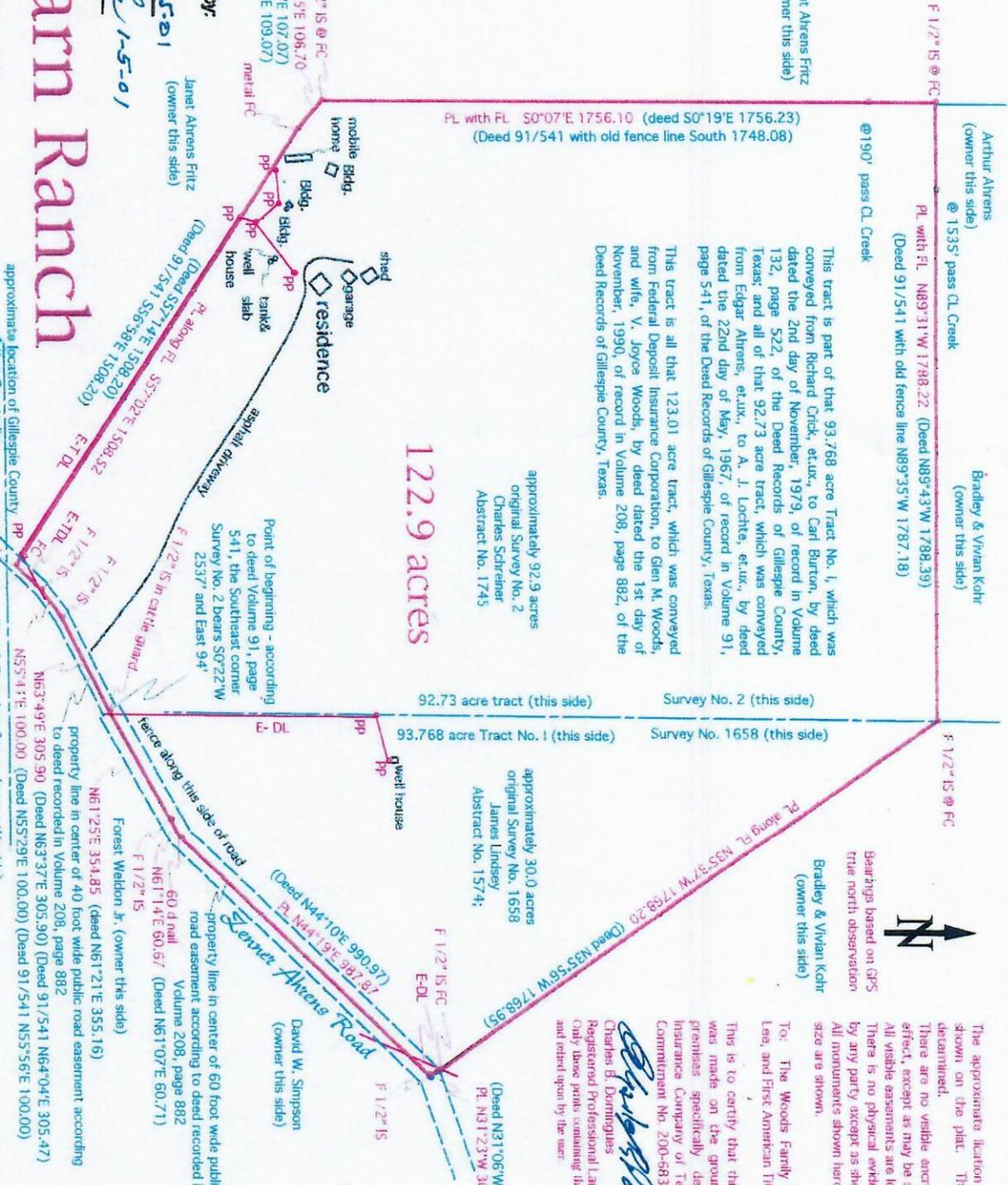
approximate location of Gillespie County & Kerr County line

F 1/2 IS in center of road

Troy & Dawn Lee Graves (owner this side)

Deed N45°15'E 100.00 (Deed 91/541 N45°42'E 100.0)

Revised: December 14, 2000



122.9 acres

This tract is all that 123.01 acre tract, which was conveyed from Federal Deposit Insurance Corporation, to Glen M. Woods, and wife, V. Joyce Woods, by deed dated the 1st day of November, 1990, of record in Volume 208, page 882, of the Deed Records of Gillespie County, Texas.

approximately 92.9 acres
 original Survey No. 2
 Charles Schreiner
 Abstract No. 1745

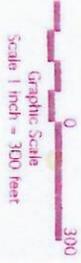
approximately 30.0 acres
 original Survey No. 1658
 James Lindsey
 Abstract No. 1574;

The approximate location of the building improvements are shown on the plat. The size of the buildings were not determined.
 There are no visible encroachments across property lines in effect, except as may be shown on this plat.
 All visible easements are located on the plat.
 There is no physical evidence of possession of the property by any party, except as shown herein.
 All monuments shown hereon actually exist, and the location, size are shown.

To: The Woods Family Trust, Robert E. Lee, Shirley Gay Lee, and First American The Insurance Company of Texas.

This is to certify that this map or plat represents a survey was made on the ground of the facts found, for the premises specifically described in First American Title Insurance Company of Texas, title insurance company Title Commitment No. 200-683, on the date indicated below.

Charles B. Dominguez (date: December 14, 2000)
 Registered Professional Land Surveyor No. 1713
 Only those points remaining the lashed seal should be considered official and relied upon by the user.



Dominguez & Assoc.
 600 Stoney Baker St.
 Kerrville, Texas 78628
 Tel: 810 / 890 0000
 Fax: 810 / 890 0907

In The
 State of Texas
 County of Gillespie
 Scale 1" = 300 Feet
 December 8, 2000