

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

Date: 11-23-2021

GF No. _____

Name of Affiant(s): Bruce A. Matthews,

Address of Affiant: 171 Sandstone Ridge Dr, Marble Falls, TX 78654-7927

Description of Property: S8062 Stone Mountain Lot 17, 4.5 Acres

County Burnet, 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.");
Owner is affiant.

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 October 11, 2016 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.

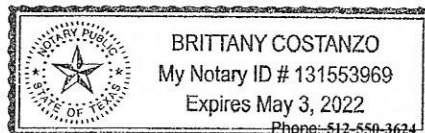
EXCEPT for the following (If None, Insert "None" Below:) XX 30' x 40' GARAGE ADDITION

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.

Bruce A. Matthews
Bruce A. Matthews

SWORN AND SUBSCRIBED this 23 day of November, 2021
[Signature]
Notary Public



(TXR-1907) 02-01-2010

Horseshoe Bay Living 2, LLC, 626 Pecan Creek Horseshoe Bay TX 78657
Kale Stephens

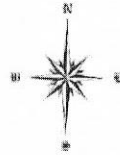
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Fax:

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171 SANDSTONE

garage extension/addition



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	775.00	90.73	90.68	N 52°37'12" E
C2	575.00	159.55	159.04	N 47°43'46" E
C3	25.00	34.83	32.08	N 00°01'44" E
C4	60.00	37.45	36.84	N 22°33'12" W
LINE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	775.00	90.74	90.69	N 52°39'19" E
L2	575.00	159.43	159.02	N 47°33'44" E
L3	25.00	34.83	32.08	N 00°01'44" E
L4	60.00	37.45	36.84	N 22°33'12" W

LINE	BEARING	DISTANCE
L1	N 40°08'18" E	75.28
L2	N 39°56'48" E	25.37

NOTES:

1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0475F, EFFECTIVE 03/15/2012.

2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

LAND TITLE SURVEY

LOCAL ADDRESS: 171 SANDSTONE RIDGE DRIVE, MARBLE FALLS TEXAS, TX.

LEGAL DESCRIPTION: BEING LOT 17 OF STONE MOUNTAIN, A BURNET COUNTY SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET 3, SLIDE 179B, 179C, 179D, 180A, 180B, 180C & 180D, PLAT RECORDS OF BURNET COUNTY, TEXAS.

TITLE COMMITMENT PREPARED BY: SERVICE TITLE

G.F. NO.: 38079 EFFECTIVE DATE: AUGUST 23, 2016 ISSUED: AUGUST 24, 2016

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

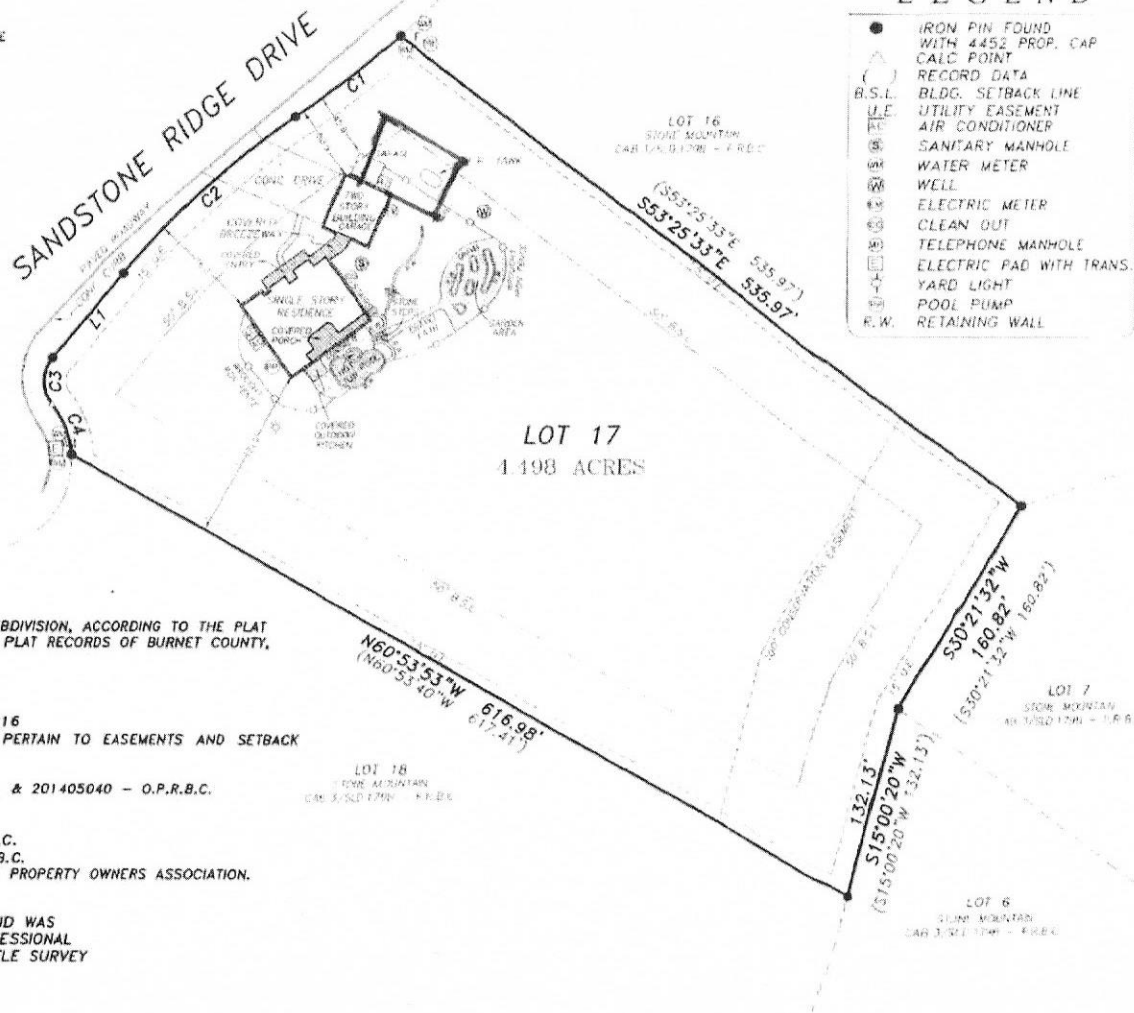
RESTRICTIVE COVENANTS: 1335/851, 1335/860, 1335/986, DOC. NO: 201200361 & 201405040 - O.P.R.B.C.
RECORDED PLAT: CAB.3/SLD.179B - P.R.B.C.

GENERAL TELEPHONE COMPANY OF THE SOUTHWEST EASEMENT: 346/885 - D.R.B.C.
PEDERNALES ELECTRIC COOPERATIVE, INC. UTILITY EASEMENT: 1367/569 - O.P.R.B.C.
SUBJECT TO ALL CURRENT APPLICABLE BY-LAWS OF THE STONE MOUNTAIN TEXAS PROPERTY OWNERS ASSOCIATION.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A LAND TITLE SURVEY AS ESTABLISHED BY THE TEXAS BOARD OF LAND SURVEYING.

Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 9/9/2016

SANDSTONE RIDGE DRIVE

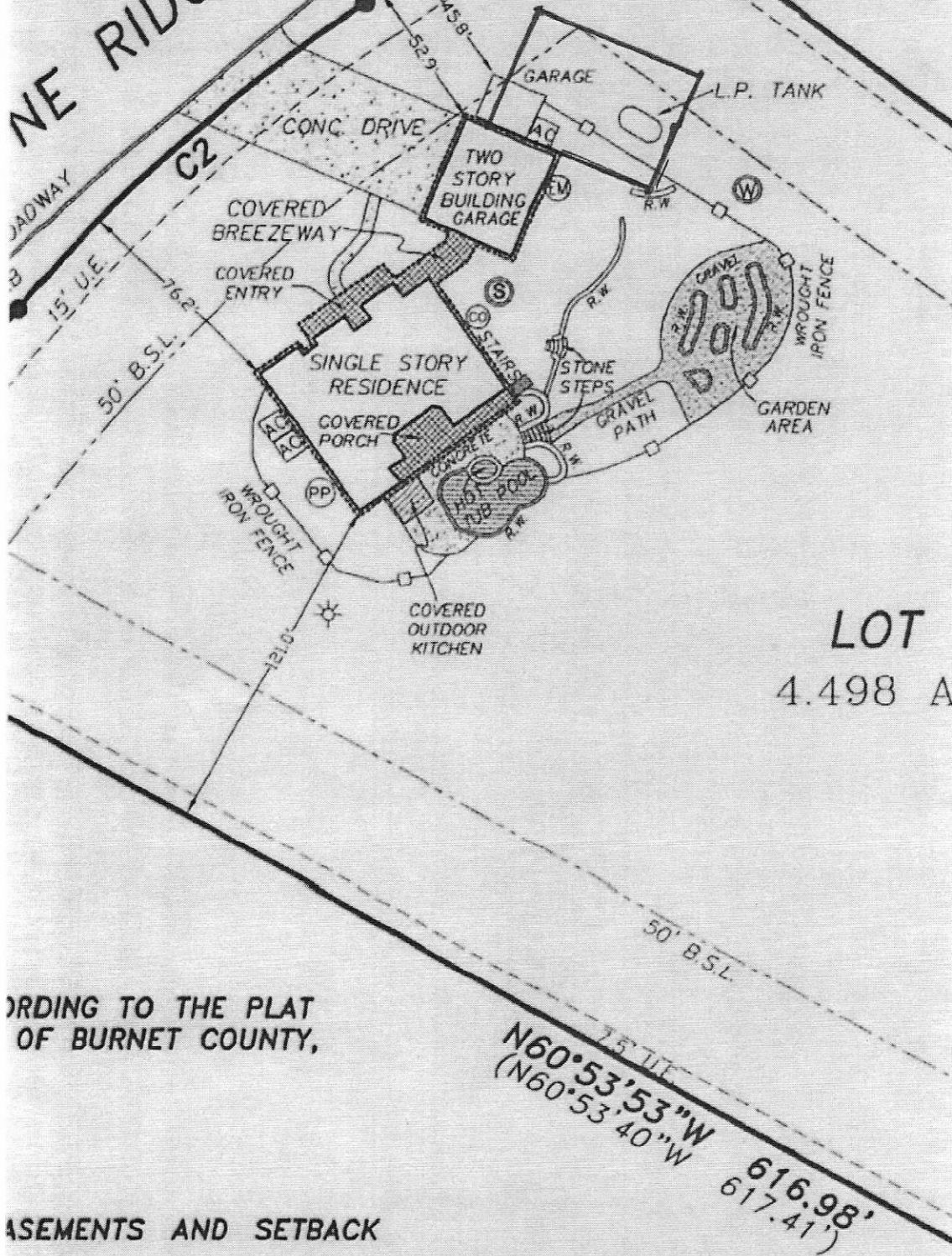


LEGEND

- IRON PIN FOUND
- WITH 4452 PROP. CAP
- △ CALC. POINT
- RECORD DATA
- B.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- AC AIR CONDITIONER
- SM SANITARY MANHOLE
- WM WATER METER
- W WELL
- EM ELECTRIC METER
- CO CLEAN OUT
- TM TELEPHONE MANHOLE
- EP ELECTRIC PAD WITH TRANS.
- YL YARD LIGHT
- PP POOL PUMP
- R.W. RETAINING WALL

REVISIONS	
NO.	DESCRIPTION
2	
1	
SCALE 1" = 100'	
1500 OLIVE LANE MARBLE FALLS, TX 76664 PH: 254-588-3300 FAX: 254-588-3301 WWW.CUPLINASSOCIATES.COM	
PREPARED FOR: BEAT & MATTHEWS & SPOHN E. MATTHEWS TECH: JCB APPROVED: K. CUPLIN FIELDWORK PERFORMED ON: 8/31/16 DATE: 9/9/16	
SHEET 1 of 1	

NE RIDGE DRIVE



garage
addition

LOT
4.498 A

ORDING TO THE PLAT
OF BURNET COUNTY,

ASEMENTS AND SETBACK

LOT 18
STONE MOUNTAIN



Sandstone Ridge Dr

Sandstone Ridge Dr

171

171

Google