

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

Date: 5/19/2022 GF No.

Name of Affiant(s): Mark Wylie and Tamara Joyce-Wylie

Address of Affiant: 1101 Roy Creek Trail, Dripping Springs, TX. 78620

Description of Property: VISTA RIDGE EST, LOT 11, ACRES 6.65

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 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 March 31, 2022 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

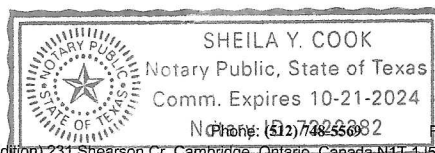
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

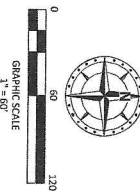
SWORN AND SUBSCRIBED this 19 day of May, 2022

Sheila Y. Cook
Notary Public

Hays County
(TXR-1907) 02-01-2010

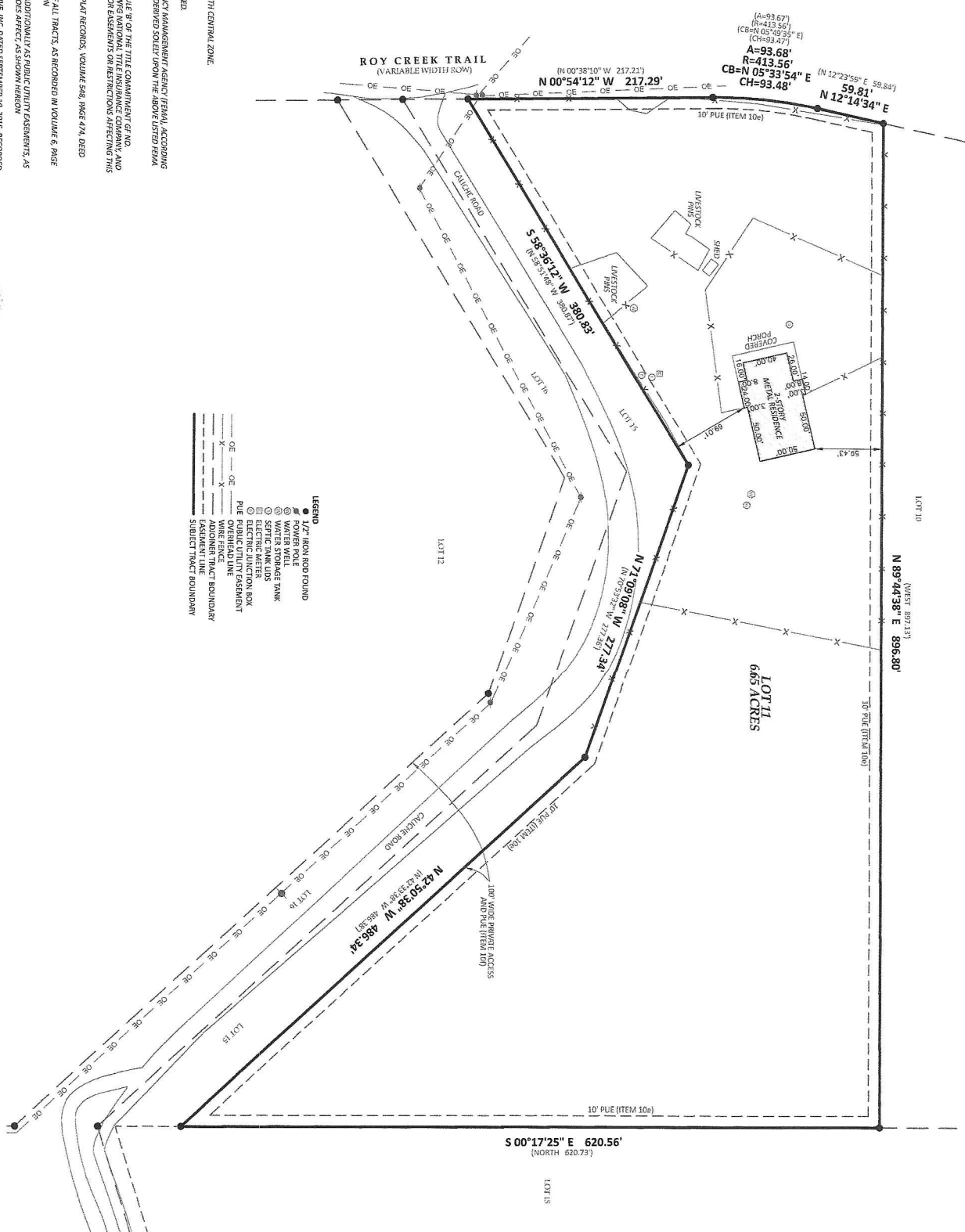


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LEGAL DESCRIPTION
LOT 11, VISTA RIDGE ESTATES
VOL. 6, PG. 51,
PLAT RECORDS, HAYS COUNTY, TEXAS

SURVEYOR'S NOTES
1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, MADS (2011) SOUTH CENTRAL ZONE.
UNITS = US SURVEY FEET.
2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.
3. SUBJECT TRACT LIES WITHIN ZONE "7" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ACCORDING
TO FEMA MAP NO. 48090C0025, DATED SEPTEMBER 2, 2005. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA
MAP AND IS NOT A GUARANTEE OF THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
4. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN CONSEQUENCE "B" OF THE TITLE COMMITMENT OF NO.
22-0895-0, EFFECTIVE DATE: MARCH 22, 2022, ISSUED DATE: MARCH 30, 2022, BY WIG NATIONAL TITLE INSURANCE COMPANY, AND
REVIEWED BY WHITCAP SURVEY COMPANY, LLC.
5. THOSE RESTRICTIVE COVENANTS OF RECORD FURNISHED IN VOLUME 6, PAGE 51, PLAT RECORDS, VOLUME 548, PAGE 414, DEED
RECORDS OF HAYS COUNTY, TEXAS.
6. 100' UTILITY EASEMENT ALONG THE FRONT, SIDE AND REAR PROPERTY LINES OF ALL TRACTS, AS RECORDED IN VOLUME 6, PAGE
51, PLAT RECORDS OF HAYS COUNTY, TEXAS. - DOES AFFECT, AS SHOWN HEREON.
7. 100' ALL ROAD EASEMENTS AND PRIVATE ACCESS EASEMENTS SHALL BE RECORDED ADDITIONALLY AS PUBLIC UTILITY EASEMENTS, AS
RECORDED IN VOLUME 6, PAGE 51, PLAT RECORDS OF HAYS COUNTY, TEXAS. - DOES AFFECT, AS SHOWN HEREON.
8. 100' RIGHT-OF-WAY EASEMENT GRANTED TO REDRUMS ELECTRIC COOPERATIVE, INC. DATED SEPTEMBER 10, 2015, RECORDED
IN VOLUME 330, PAGE 562, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. - DOES AFFECT, AS SHOWN HEREON.
9. TO: TBD (BROWNER), DEBECK CATHY AND HEATHER CATHY (RECORD TITLE TO LAND),
AND WIG NATIONAL TITLE INSURANCE COMPANY (TITLE COMPANY);
10. WILLIAM R. HERRING, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON-THE-GROUND
SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND
AND SPECIFICATIONS FOR A CATEGORY 1A, CONJUNCTION III AND TITLE SURVEY.



- LEGEND**
- 1/2" IRON ROD FOUND
 - POWER POLE
 - WATER TOWER TANK
 - SEPTIC TANK
 - ELECTRIC METER
 - ELECTRIC JUNCTION BOX
 - PUBLIC UTILITY EASEMENT
 - 100' UTILITY EASEMENT
 - WIRE FENCE
 - ADJACENT TRACT BOUNDARY
 - SUBJECT TRACT BOUNDARY

PROJECT NAME: LOT 11, VISTA RIDGE
JOB NUMBER: 2200131
CLIENT: MARK AND TAMARA WYLE
SURVEY DATE: MARCH 31, 2022
SURVEYOR: WH
TECHNICIAN: WHU

LAND TITLE SURVEY

WHITECAP SURVEY COMPANY, LLC

1101 ROY CREEK TRAIL
DRIPPING SPRINGS, TX 78620

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