

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

Date: 7-24-2023 GF No. _____
Name of Affiant(s): Tommy RAY WILKINS (EXECUTOR OF ESTATE FOR
Address of Affiant: 13814 KLAUS LN ELGIN VIRGINIA WILKINS)
Description of Property: ABS 345 SUR 53 HINGES W BERG 38,3500
County TRAVIS, 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:

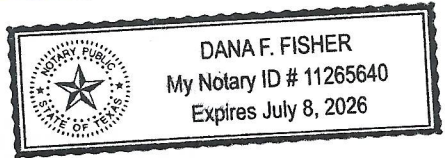
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 1/15/2019 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.

SWORN AND SUBSCRIBED this 24th day of July, 2023.

Notary Public



METES AND BOUNDS DESCRIPTION

38.479 ACRES OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT 345 IN TRAVIS COUNTY, TEXAS COMPRISED OF THOSE TRACTS CONVEYED TO JOHNNY WILKINS, JR. AND VIRGINIA C. WILKINS AS 20 ACRES, 4 ACRES AND 5 ACRES PER RELEASE OF LIEN RECORDED IN VOLUME 10881, PAGE 131 AND 9.35 ACRES PER VOLUME 12363, PAGE 2230, REAL PROPERTY RECORDS OF TRAVIS COUNTY AND AND MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS OF SURVEY DURING JANUARY, 2023:

BEGINNING at an iron rod found for the northeast corner hereof, the common east corner of said 20 acres and that tract conveyed as 50.439 acres to Robert Alvarez per Document 2001200295, Official Public Records of Travis County and a point on the west line of Klaus Lane (r.o.w. varies);

THENCE S 26°40'56" W, 800.25 feet (horizontal control (bearing basis) for this survey per Grid North, Texas Central Coordinate Zone, NAD83) along the west line of said Klaus Lane and east line of said 20 acres, said 4 acres and said 9.35 acres to an iron rod found for the southeast corner hereof and common east corner of said 9.35 acres and that tract conveyed as 351.26 acres to Texas Bridle Trails, LLC per Document 2008035688 of said Official Public Records;

THENCE N 63°20'12" W, 2096.28 feet along the common line of said 9.35 acres and said 5 acres with said 351.26 acres to an iron rod found for the southwest corner hereof and of said 5 acres;

THENCE N 26°42'46" E, pass at 299.71 feet an iron pipe found for the common west corner of said 5 acres and said 20 acres, in all 800.87 feet to an iron rod set for the northwest corner hereof and of said 20 acres, an ell corner along the northerly line of said 351.26 acres and a point on the south line of that tract conveyed as 25.814 acres to Benjamin Edelstein and Kenneth Dryden per Document 2016140891 of said Official Public Records;

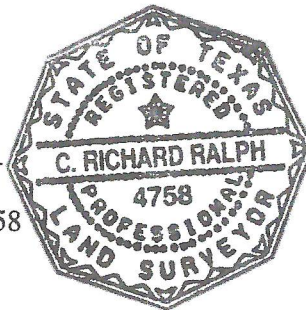
THENCE the following three (3) courses along the common line of said 20 acres and said 25.814 acres and south line of said 50.439 acres:

- 1) S 62°15'13" E, 44.57 feet to an iron rod set;
- 2) S 63°13'05" E, 458.08 feet to a fence corner post found for the common south corner of said 25.814 acres and said 50.439 acres;
- 3) S 63°22'43" E, 1593.21 feet to the POINT OF BEGINNING, containing 38.479 acres of land, more or less and shown on the Survey Plat prepared to accompany herewith.

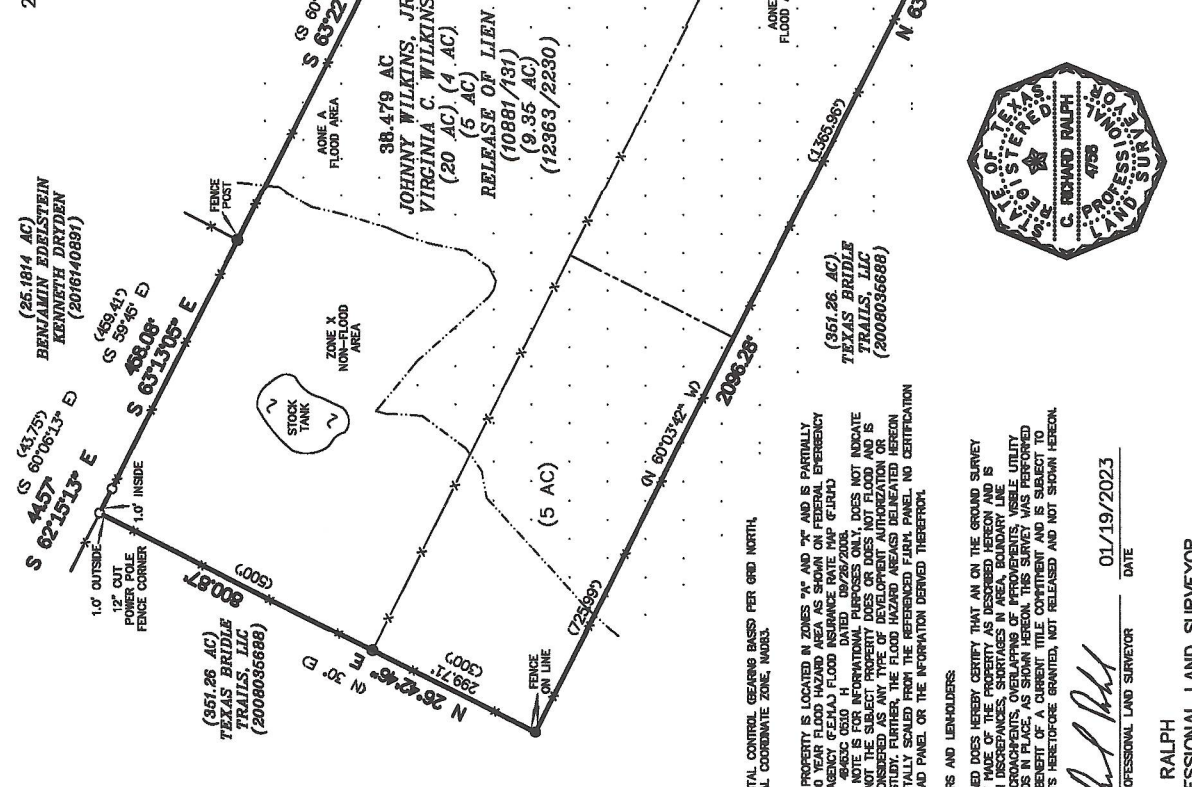
Surveyed by:



C. Richard Ralph, Professional Land Surveyor
Registered Professional Land Surveyor No. 4758
Project No. 23006 – 186/42



January 19, 2023



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- FENCE POST
- POWER POLE
- GUY ANCHOR
- WATER METER
- WIRE FENCE
- OVERHEAD ELECTRICAL LINE
- RECORD DATA
- E.O.P.
- E.O.P.



NOTE: HORIZONTAL CONTROL BEARING BASED PER GRID NORTH, TEXAS CENTRAL COORDINATE ZONE, NAD83.

FLOOD NOTE:
 THE SUBJECT PROPERTY IS LOCATED IN ZONES "X" AND "A" AND IS PARTIALLY WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 13814 KLAUS LAKE S 26°40'56" W. THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY. DOES NOT INDICATE WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION OR FLOOD TYPE STUDY. FURTHER, THE FLOOD HAZARD AREAS DELINEATED HEREIN WERE INTERNALLY DERIVED FROM THE REFERENCED FIRM PANEL. NO CERTIFICATION IS MADE OF SAID PANEL OR THE INFORMATION DERIVED THEREFROM.
 TO THE OWNERS AND LENDERS:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THE ONLY BASIS FOR THE PREPARED SURVEY AND IS NOT BASED ON AERIAL PHOTOGRAPHS, OVERLAYS OF PHOTOGRAPHS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.

C. Richard Ralph
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE: 01/19/2023

RICHARD RALPH
 PROFESSIONAL LAND SURVEYOR
 REG. PROFESSIONAL LAND SURVEYOR 4788
 PH: 632 303-0852 116 TANTAM DRIVE
 BASTROP, TEXAS 78602

REFERENCE: TOMMY WILKINS
 PROPERTY: 38.479 ACRES OF LAND OUT OF THE WILLIAM HINES SURVEY NO 53, ABSTRACT 345, TRAVIS COUNTY, TEXAS -METES AND BOUNDS DESCRIPTION PREPARED HEREMITH-

DRAWN: CRR DATE: 01/19/2023 FB: 186/42
 CHECKED: CRR PROJECT NO.: 23006

38.479 AC
 JOHNNY WILKINS, JR.
 VIRGINIA C. WILKINS
 (20 AC) (4 AC)
 (5 AC)
 RELEASE OF LIEN.
 (10881/181)
 (9.35 AC)
 (12363/2230)

60.489 AC
 ROBERT ALVAREZ
 (2001200295)

25.1814 AC
 BENJAMIN EDELSTEIN
 KENNETH DRYDEN
 (2016140891)

351.26 AC
 TEXAS BRIDLE
 TRAILS, LLC
 (2008036688)

361.26 AC
 TEXAS BRIDLE
 TRAILS, LLC
 (2008036688)