

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 11/5/2025 GF No. _____

Name of Affiant(s): JOSEPH SIMMONS

Address of Affiant: 609 West Lynn #4 Austin TX 78703

Description of Property: 305 NORTH ELK STREET

County Gillespie, Texas

Date of Survey: 9/23/2014

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

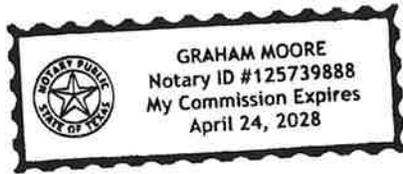
There were repairs and new fencing to fence adjoining adjacent property owner next to cottages

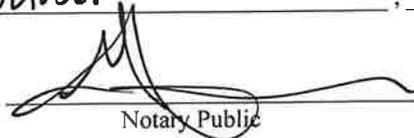
5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: </p> <p>_____</p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____</p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 5th day of October, 2025





Notary Public

SURVEY MAP SHOWING
TOWNLOT NO. 511AR, SITUATED IN THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, RESUBDIVISION
PLAT FOUND OF RECORD IN VOLUME 2, PAGE 93 OF THE
PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
SURVEY MADE AT THE REQUEST OF
HOWARD ROGERS.

DATE REVIEWED AND ACCEPTED BY _____

LEGEND

- 1/2" DIA. REBAR FOUND
- ⊙ 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
- UTILITY POLE
- X FENCE

BONN SURVEYING

503 LONGHORN ST.
 FREDERICKSBURG, TX 78824
 PHONE: 830-987-3884
 FAX: 830-987-0972
 EMAIL: bonnsurveying@verizon.net
 FIRM REG. NO. 10058800



SCALE 1" = 30'

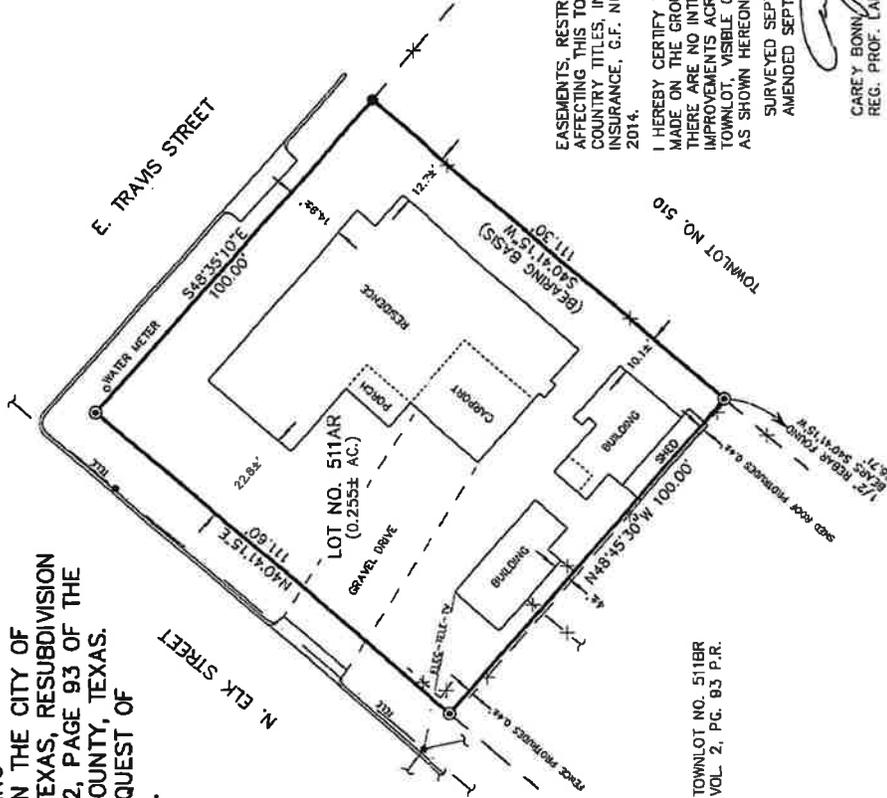


EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS TOWNLOT ARE LISTED IN HILL COUNTRY TITLES, INC., COMMITMENT FOR TITLE INSURANCE, C.F. NO. 214-688, ISSUED SEPTEMBER 8, 2014.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS BOUNDARY LINES OF THIS TOWNLOT, VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

SURVEYED SEPTEMBER 16, 2014
 AMENDED SEPTEMBER 23, 2014 -- CERTIFICATION

Carey Bonin
 CAREY BONIN
 REG. PROF. LAND SURVEYOR NO. 4447



TOWNLOT NO. 511BR
 VOL. 2, PG. 93 P.R.