

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

Date: 04/03/2024 GF No. \_\_\_\_\_  
Name of Affiant(s): Stacy Bass or Christine Mulcahy  
Address of Affiant: 1330 Ranchers Club Lane Driftwood TX 78619  
Description of Property: LA VENTANA PHASE 7, LOT 607, ACRES 1.86  
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.

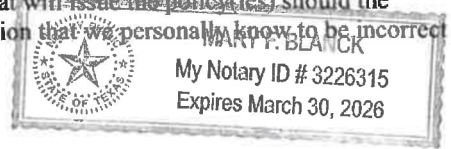
Before me, the undersigned notary for the State of TX, personally appeared Affiant(s) who after by me being sworn, stated:

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 06/13/2014 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:) stone wall on eastern fence line drawn in approximate location on survey

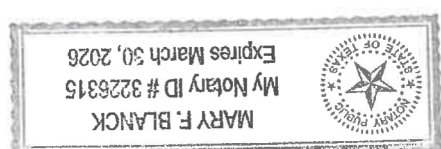
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

[Signature]  
\_\_\_\_\_

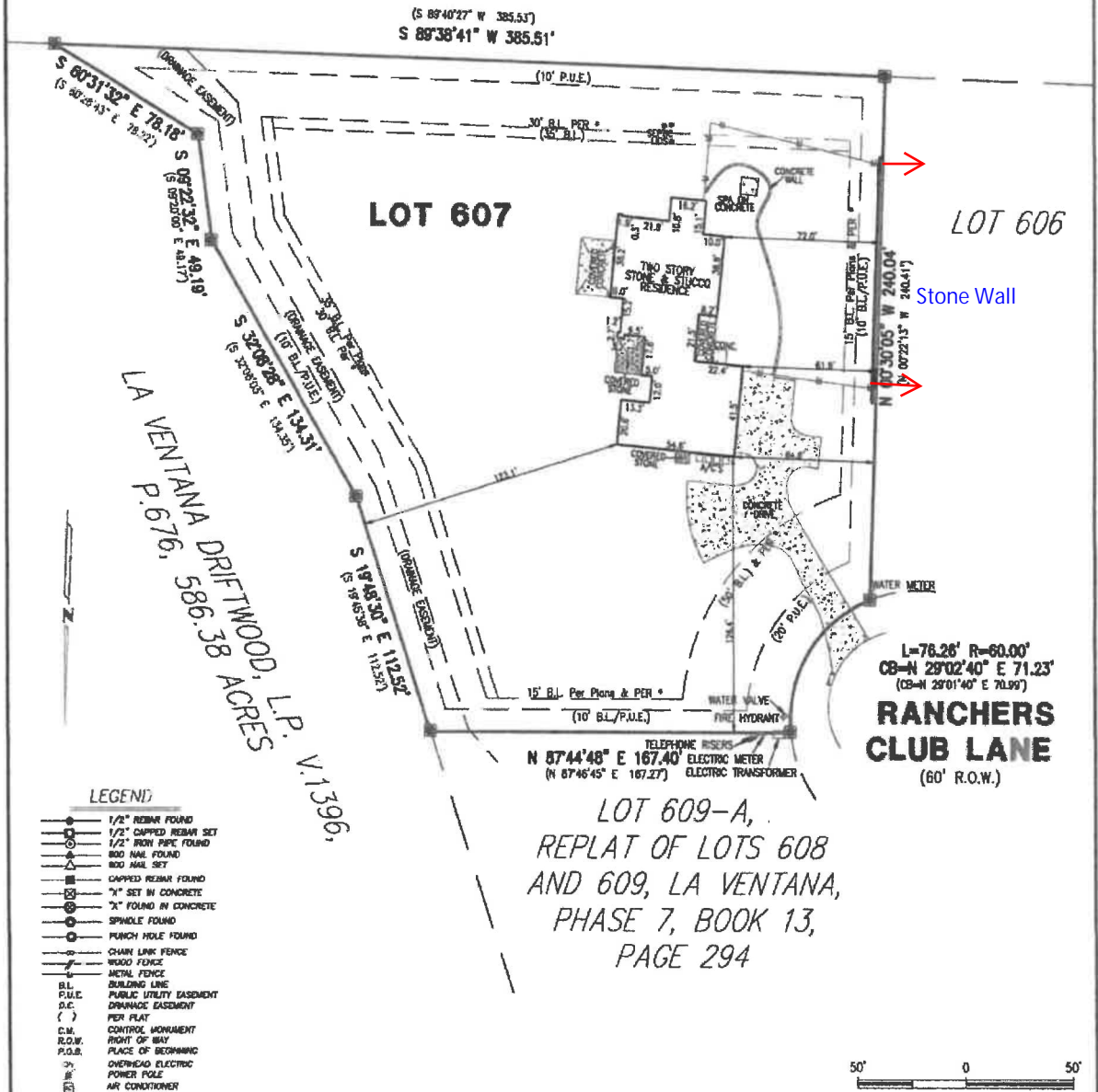


SWORN AND SUBSCRIBED this 3 day of April, 2024.

[Signature]  
Notary Public  
(TXR 1907) 02-01-2010



LA VENTANA RANCH OWNERS  
ASSOCIATION, INC. V.2036, P.620  
7.79 ACRES



- LEGEND:**
- 1/2" REBAR FOUND
  - 1/2" CAPPED REBAR SET
  - 1/2" IRON PIPE FOUND
  - 800 MAIL FOUND
  - 800 MAIL SET
  - CAPPED REBAR FOUND
  - "X" SET IN CONCRETE
  - "X" FOUND IN CONCRETE
  - SPINDLE FOUND
  - PUNCH HOLE FOUND
  - CHAIN LINK FENCE
  - WOOD FENCE
  - METAL FENCE
  - B.L. BUILDING LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - P.F. PER FLAT
  - C.M. CONTROL MONUMENT
  - R.O.W. RIGHT OF WAY
  - P.O.B. PLACE OF BEGINNING
  - OE OVERHEAD ELECTRIC
  - PF POWER POLE
  - AC AIR CONDITIONER

**Notes:**

1.) Subject to restrictions and easement rights as stated in 9928686, 1634/177, 1653/282, 1757/800, 2072/785, 2421/597, 2806/464, 2806/465, 2950/834, 2979/166, 3068/262, 3068/261, 4650/623, 4662/703, Official Public Records and in Vol. 11, Pg. 295, Plat Records.

2.) \* = Per 2072/785, 1653/282, 1634/177, 9928686.

3.) Boundary line agreement per 284/370 does not affect this lot.



*Victor M. Garza*

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO  
INDEPENDENCE TITLE COMPANY  
NATIONAL INVESTORS TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THE WORK MADE ON THE GROUND UNDER THE SUPERVISION OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR LAPPING OF IMPROVEMENTS, OR RECORDS IN PLACE, EXCEPT AS SHOWN HEREON.

**FLOOD CERTIFICATION**

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0235 F, DATED 08/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SHD MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 1330 RANCHERS CLUB LANE CITY: DRIFTWOOD COUNTY: HAYS STATE OF TEXAS

LOT: 607 BLOCK: \_\_\_\_\_ SUBDIVISION: LA VENTANA, PHASE 7 VOL./CAR: 11 PG./SLD: 295 PLAT RECORDS

REFERENCE NAME: CHRISTINE E. MULCAHY, TRUSTEE OF THE CHRISTINE E. MULCAHY REVOCABLE TRUST JOSE FINAL: 05/20/15

G.F. #: 1410102-DRP



**B & G SURVEYING, LLC**  
FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM  
1404 West North Loop Blvd.  
Austin, Texas 78756  
Office 512\*458-6989, Fax 512\*458-9845

JOB #: B0514615\_HD  
DATE: 06/13/14  
SCALE: 1"= 50'

FIELD WORK BY	DATE
CALCED JR	6/13/14
DRIFTWOOD	6/13/14
CHECKED BY	6/13/14