

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

Date: January 14, 2025 GF No. _____

Name of Affiant(s): Billy J. Click Estate, Daniel Click, Executor and David Click

Address of Affiant: 501 Scott Drive, Llano, Tx 78643

Description of Property: Lot 1 of Scott Acres Subdivision, 2.11 Ac +/-

County Llano, 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.");
N/A

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 9/21/99 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:) Carport added on SW side of house

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.
Danny Click

Daniel Click, Executor and David Click
D. J. Click

Billy J. Click Estate

SWORN AND SUBSCRIBED this _____ day of _____,

Notary Public _____

(TXR-1907) 02-01-2010

Page 1 of 1

**PLAT SHOWING A SURVEY AND LOCATION OF IMPROVEMENTS ON LOT NO. 1 OF SCOTT ACRES,
A SUBDIVISION IN LLANO COUNTY, TEXAS.**

NOTES:

- (1) The official plat of Scott Acres is recorded in Vol. 2, Pg. 41 of the Llano County Plat Records.
- (2) There are no encroachments except as shown hereon.
- (3) The residence hereon does not lie within a Flood Hazard Area per FEMA F.I.R.M. Community Panel NO. 481234 0100 B, effective date Sept. 18, 1991.
- (4) There is an accompanying metes and bounds description of this property.
- (5) Bearings hereon were based on record bearing for the West line of Lot No. 1.

The plat hereon represents an on the ground survey made under my direction in August, 1999.

Kenneth H. Ross

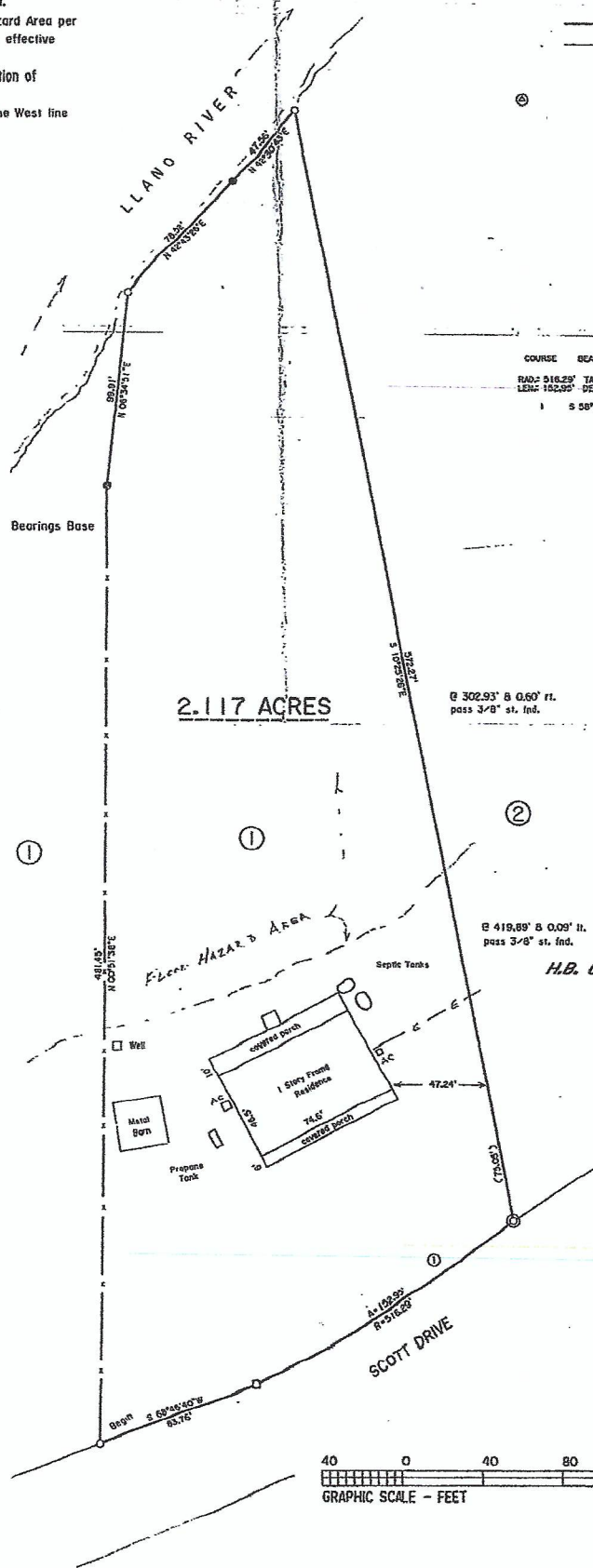
KENNETH H. ROSS, R.P.L.S. NO. 2012

09/31/1999



SAMUEL RALPH SURVEY NO. 97
Abstract No. 613

"OO Ranchettes"



COURSE BEARING DISTANCE

RAC: 518.59' TAN: 77.04'

LENG: 162.90' DELTA: 10°48'25"

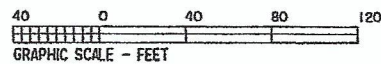
1 S 58°13'39"W 152.39'

B 302.93' & 0.60' ft.
pass 3/8" st. fnd.

B 419.89' & 0.09' ft.
pass 3/8" st. fnd.

H.B. GREENWOOD SURVEY

Abstract No. 746



ROSS LAND SURVEYING
1809 South Pine Street
Brady, Texas 76825
800-832-7482