

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

Date: \_\_\_\_\_

GF No. \_\_\_\_\_

Name of Affiant(s): Christopher Todd Jost, Jennifer Cobb Jost

Address of Affiant: \_\_\_\_\_

Description of Property: ACR: .21 ADDN: STONE VALLEY PHS 1 FINAL REPLAT LT 1 & LT 2 BLK 2 LOT: 43 LocCd:94  
County Lampasas, 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 April 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

24<sup>th</sup>

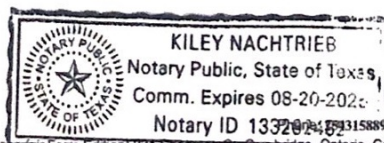
day of

July

2024

Notary Public

(TXR-1907) 02-01-2010

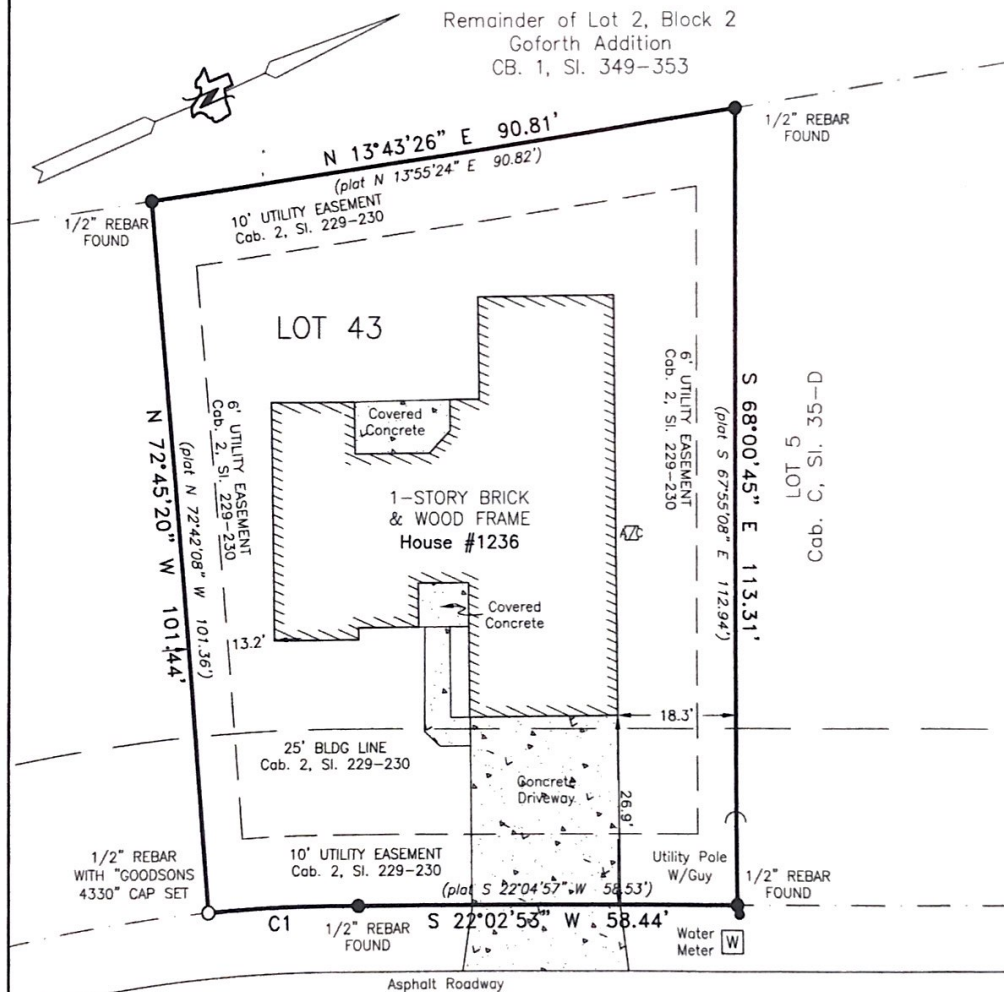




RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR  
411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76750  
512-556-6885 FAX 512-556-6261 [jerry@lexps.com](mailto:jerry@lexps.com)  
TBPLS FIRM REGISTRATION NO. 10068100  
A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEEN, TEXAS

SURVEYOR'S SKETCH SHOWING LOT FORTY THREE (43), FINAL PLAT STONE VALLEY, PHASE ONE, FINAL REPLAT OF ALL OF LOT 1, BLOCK 2, AND A PART OF LOT 2, BLOCK 2, AND AN ABANDONED PORTION OF RICE STREET OF GOFORTH ADDITION, IN CABINET 1, SLIDE 349-353, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS, IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET 2. SLIDE 229-230. PLAT RECORDS OF LAMPASAS COUNTY, TEXAS.

Remainder of Lot 2, Block 2  
Goforth Addition  
CB. 1. Sl. 349-353



Stone Valley Drive

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 250.02' | 23.06'     | 23.05'       | S 19°46'40" W | 5°17'02"    |

(plat Radius 250.02' Arc 22.95')



- 1) SURVEY WAS PERFORMED FOR KIRK ALAN & JEAN MARIE COTTINGHAM AND DEORALD FINNEY, WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY INDEPENDENCE TITLE COMPANY, GF NO. 2176596-LAM, EFFECTIVE DATE: JANUARY 18, 2022

- 2) APPARENT AND VISIBLE UTILITIES WERE SHOWN ON THE MAP

- 3) NO FURTHER SEARCH WAS MADE FOR EASEMENTS

- 4) ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY MIKE W. KRIEGL RPLS, SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE OF DELINEATING LAND BOUNDARIES.

THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY



Mike W. Krieger

Registered Professional Land Surveyor No. 4330