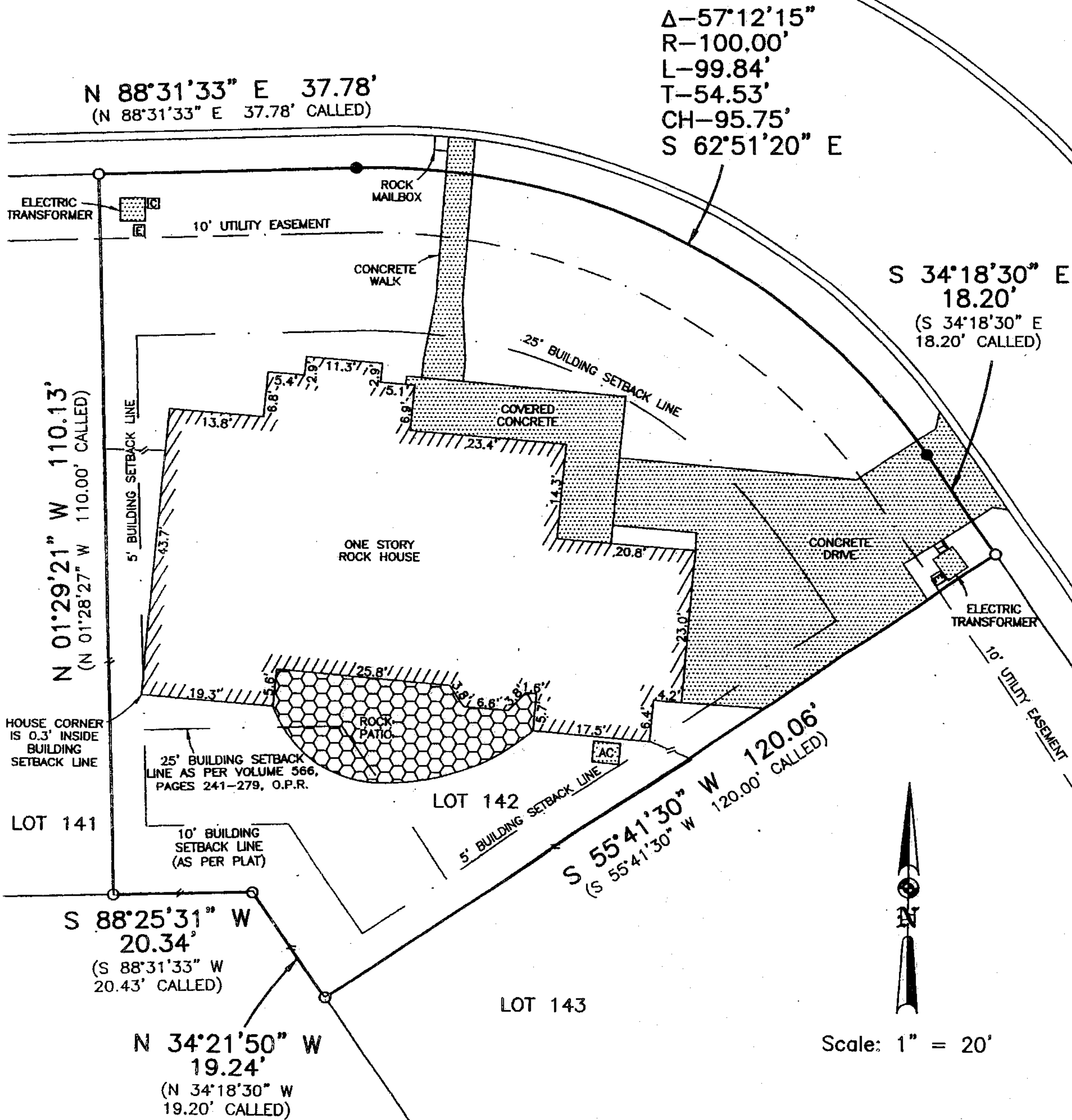


# HEDGESTONE

50' RIGHT-OF-WAY AS PER PLAT

- LEGEND**
- FOUND 1/2" STEEL ROD
  - SET 1/2" STEEL ROD
  - ☐ MAILBOX
  - ⊞ ELECTRIC METER
  - ⊞ WATER METER
  - ⊞ GAS METER
  - ⊞ TELEPHONE PEDESTAL
  - ⊞ CABLE TV PEDESTAL
  - WOOD FENCE



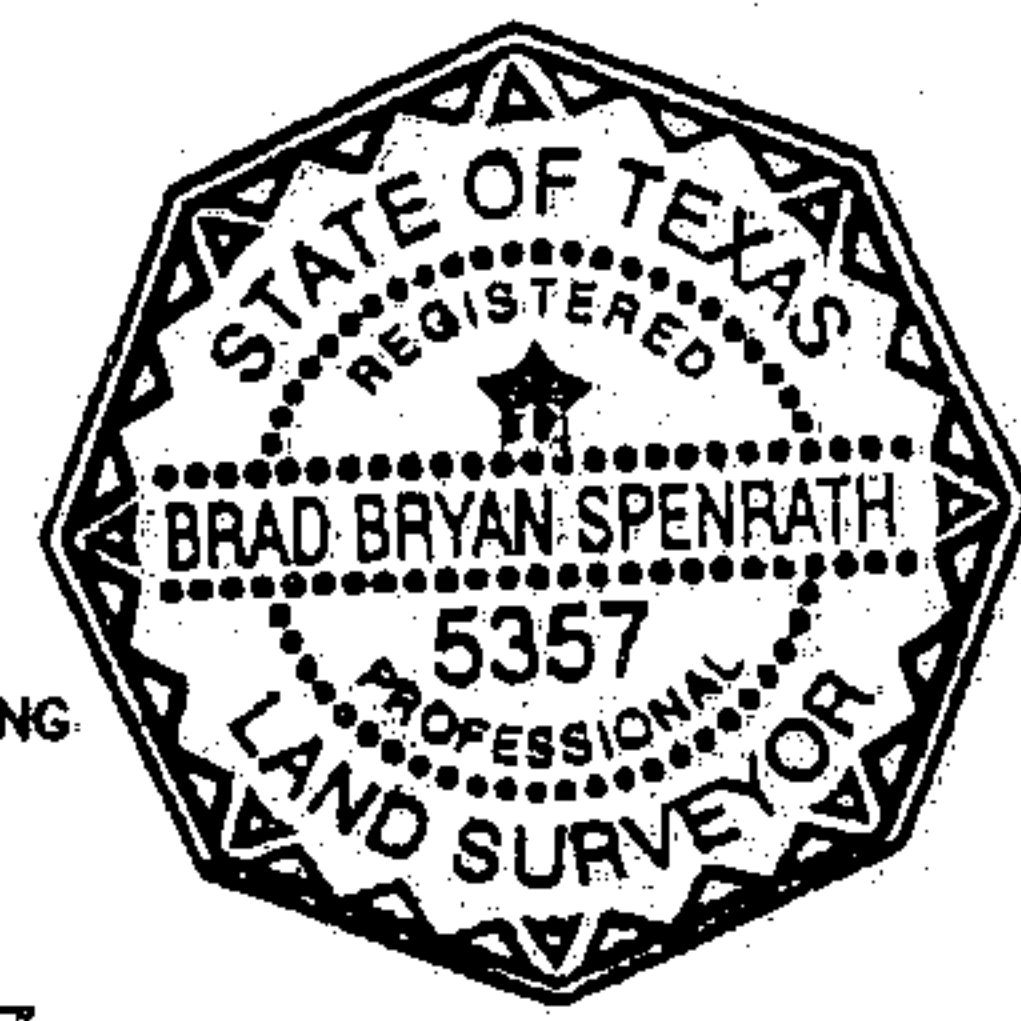
Scale: 1" = 20'

**REFERENCES:**  
 VOLUME 566 PAGES 241-279 O.P.R.  
 VOLUME 509 PAGES 473-500 O.P.R.

**NOTE:**  
 1) BASIS OF BEARING WAS ESTABLISHED FROM THE COMMON LOT LINE BEARING BETWEEN LOT 142 AND LOT 143 ON THE BELOW REFERENCED PLAT.

**PLAT SHOWING:** ALL OF LOT NUMBER 142, STONE RIDGE, UNIT III, RECORDED IN VOLUME 3, PAGES 131-132, PLAT RECORDS, GILLESPIE COUNTY, TEXAS.

**HILL COUNTRY LAND SURVEYING, LLC**  
 110 NORTH MILAM  
 FREDERICKSBURG, TEXAS 78624  
 PHONE: (830) 990-2665



**ADDRESS:**  
 2151 HEDGESTONE

**BORROWERS:**  
 DAVID FULLBROOK & GWEN FULLBROOK

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENT OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

*[Signature]*  
 BRAD BRYAN SPENRATH  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 # 5357  
 TEXAS REGISTRATION NO.

DATE: FEBRUARY 27, 2007      JOB #: 06-5048

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

Date: 1-3-2019

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

Name of Affiant(s): JD Dunson

Address of Affiant: 333 Silver Spur, Weatherford, TX 76087

Description of Property: Stone Ridge #3 Lot 142 2151 Hedgestone Fredericksburg, TX 78624

County Gillespie, 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 February 27, 2007 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.

[Signature]  
\_\_\_\_\_  
Notary Public



SWORN AND SUBSCRIBED this 3 day of January, 2019  
Kristel Rheinhardt  
Notary Public