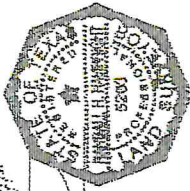


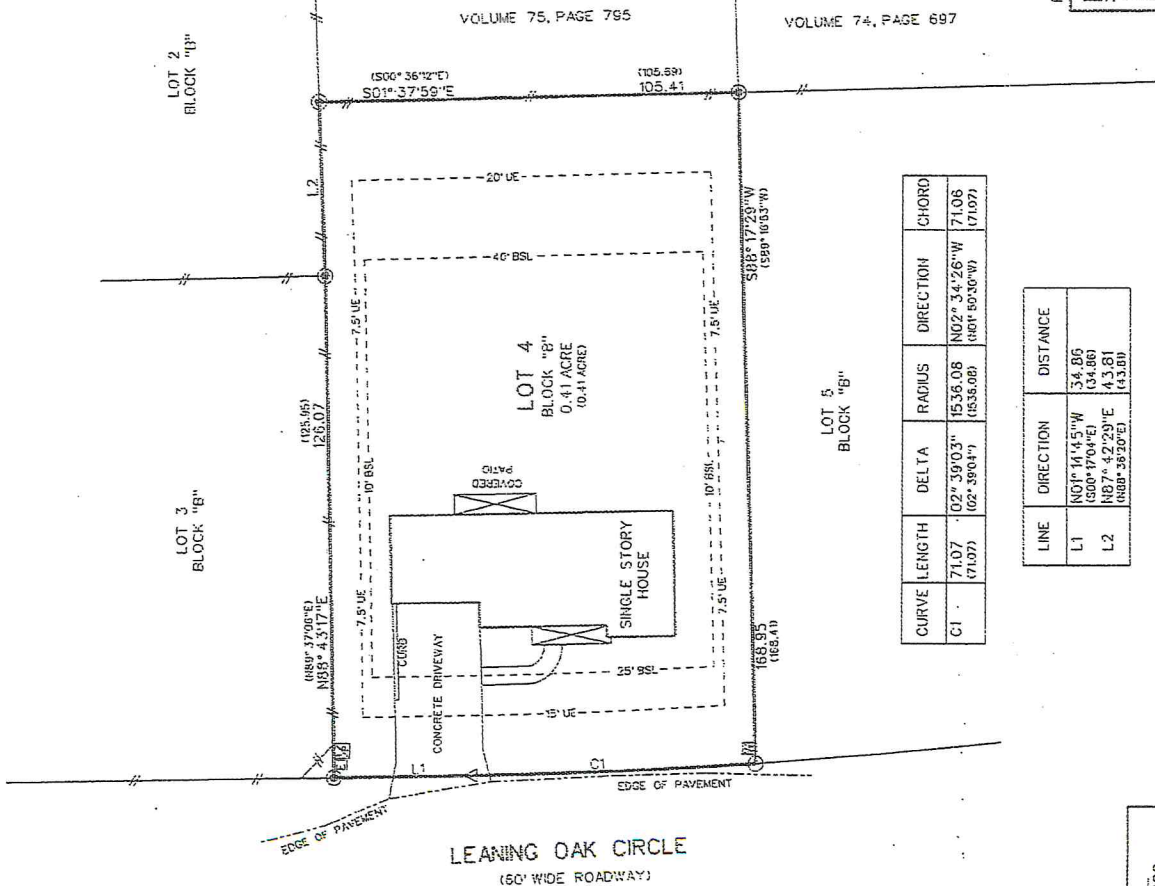
EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO. 18-315 EFFECTIVE MAY 30, 2019 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON EXCEPT AS LISTED BELOW.

SEWER LINE EASEMENT RECORDED IN VOLUME 96, PAGE 632 AND PAGE 635, DEED RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO LARRY BAKER AND WIFE, RACHEL BAKER, THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, VISIBLE UTILITY LINES OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.



DATE: 06-11-19
 RANDALL H. HAMBRIGHT, P.L.T.S.
 STATE OF TEXAS REGISTRATION NO. 5263
 COUNTY SURVEYOR, BLANCO COUNTY, TEXAS



- LEGEND**
- 1/2" IRON ROD SET
 - ⊙ 3/8" IRON ROD FOUND
 - △ CALCULATED POINT
 - () RECORD INFORMATION
 - ⊗ WATER METER
 - ⊠ TELEPHONE PEDESTAL
 - ⊞ ELECTRIC METER
 - ⊟ BUILDING SETBACK LINE
 - ⊡ UTILITY EASEMENT
 - #— WOOD FENCE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	71.07 (71.07)	02° 39' 03" E (02° 39' 03" E)	1535.08 (1535.08)	N02° 34' 26" W (N02° 34' 26" W)	71.06 (71.07)

LINE	DIRECTION	DISTANCE
L1	N01° 31' 45" W (S00° 17' 04" E)	34.86 (34.86)
L2	N87° 42' 29" E (S88° 59' 30" E)	43.81 (43.81)

PROPERTY ADDRESS IS 103 LEANING OAK CIRCLE

HAMBRIGHT LAND SURVEYING

P.O. BOX 1826
 JOHNSON CITY, TEXAS 78635
 PHONE (830) 869-2574
 EMAIL: HAMBRIGHTSURVEY@GMAIL.COM

SURVEY OF LOT 4, BLOCK B,
 OAK FOREST SUBDIVISION,
 VOLUME 1, PAGE 295, PLAT RECORDS,
 BLANCO COUNTY, TEXAS

DATE: 06-11-19
 FILE NAME: 019-090
 JOB NO.: 019-090

0-21-19
 L.R.B.
 0-21-19

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: 03/01/2026 GF No. _____
Declarant: Larry Baker and Rachelle Baker
Description of Property: 103 Leaning Oak Dr, Johnson City, TX 78636
County Blanco, Texas
Date of Survey: 6/11/2019

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:



1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant 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 the 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):

Partial fencing on front + right side of house

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and 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 Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Larry Baker</u> My date of birth is <u>09/27/73</u> and my address is <u>Po Box 173</u> <u>Johnson City TX 78636</u>	My name is <u>Rachelle Baker</u> My date of birth is <u>12/18/1976</u> and my address is <u>Po Box 173</u> <u>Johnson City TX 78636</u>
I declare under penalty of perjury that the foregoing is true and correct.	I declare under penalty of perjury that the foregoing is true and correct.
Executed in <u>Blanco</u> County, State of <u>Texas</u> , on the <u>6</u> day of <u>April</u> , <u>2026</u> .	Executed in <u>Blanco</u> County, State of <u>Texas</u> , on the <u>6</u> day of <u>April</u> , <u>2026</u> .
Signed: <div style="border: 1px solid black; padding: 5px; width: 100%; text-align: center;">  </div> Declarant	Signed: <div style="border: 1px solid black; padding: 5px; width: 100%; text-align: center;">  </div> Declarant