

Scale: 1" = 40'

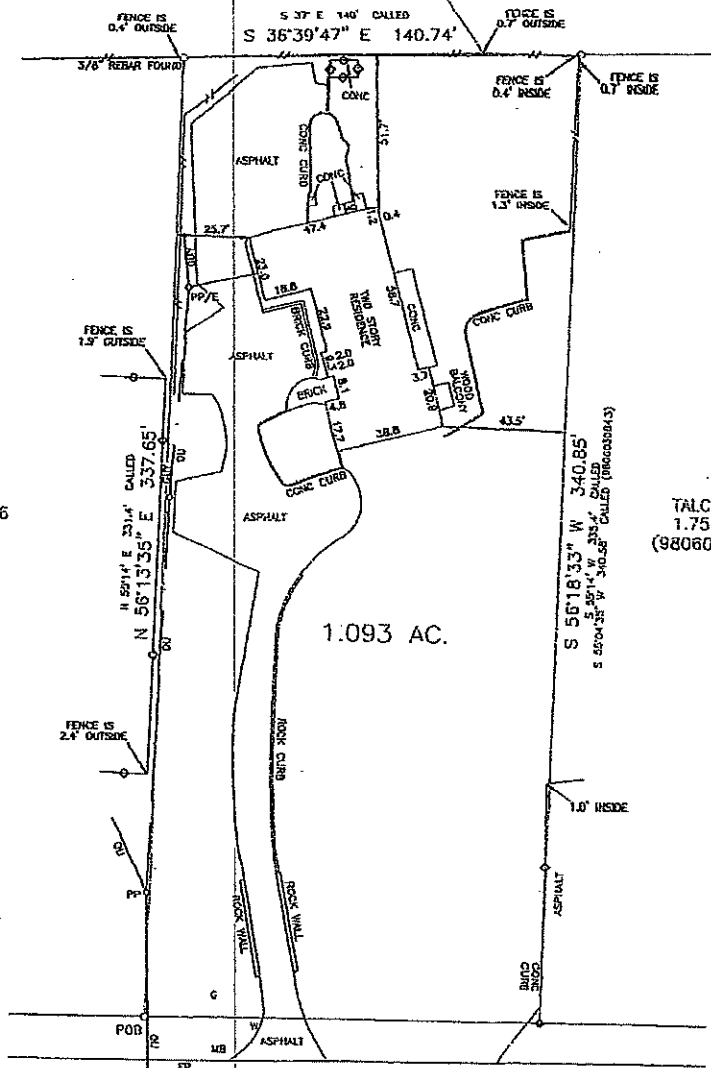
SHIPP LAKE HOLDINGS, LLC
1.000 AC.
(201206007167)

RENNER
1.674 AC.
(201406039775)

LOT 6

TALCOTT
1.754 AC.
(9806030843)

1.093 AC.



- LEGEND:**
- POB POINT OF BEGINNING
 - WB WATER METER BOX
 - E ELECTRIC METER
 - G GAS METER
 - EP EDGE OF PAVEMENT
 - PP POWER POLE
 - OU OVERHEAD UTILITIES
 - MB MANHOLE
 - AC AIR CONDITIONER
 - WF WOOD FENCE
 - CLF CHAINLINK FENCE
 - FR 1/2" REBAR FOUND
 - RRS FOUND RAILROAD SPIKE

N 35°22'00" W 140.13'
N 35°22' W 140' CALLED
REFERENCE BEARING

ENCINO DRIVE

REFERENCE BEARING: OBTAINED FROM VOL. 87, PGS. 14-18.

ADDRESS: 948 ENCINO DRIVE

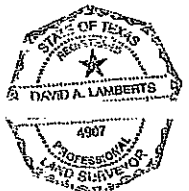
REFERENCES: VOL. 87, PGS. 14-18
VOL. 268, PG. 476

SURVEY PLAT SHOWING A 1.093 ACRE
PARCEL OF LAND OUT OF LOT 5, BLOCK
6, FOREST PARK, AN ADDITION TO THE
CITY OF NEW BRAUNFELS, COMAL COUNTY,
TEXAS.
(LEGAL DESCRIPTION PREPARED)

RIVER CITY ENGINEERING
1011 W. COUNTY LINE ROAD
NEW BRAUNFELS, TEXAS 78130
PHONE: (830) 625-0337
FIRM REGISTRATION #1018340
© 2016 RIVER CITY ENGINEERING

THIS PLAT SHOWS THE LOCATION
OF EASEMENTS, RESTRICTIONS, AND
DEVELOPMENT SETBACK LINES AS SET
FORTH IN SCHEDULE B OF
TITLE CO-3 TRACTY TITLE
C.E. # 272290
DATED: 01-19-16
THE SURVEYOR HAS NOT ABSTRACTED
THE SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF THIS PLAT CORRECTLY REPRESENTS THE FACTS
FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE
NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS
OR ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE
PROPERLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN
ABOVE.



David A. Lamberts
DAVID A. LAMBERTS
REGISTERED PROFESSIONAL LAND SURVEYOR
4907
TEXAS REGISTRATION NO.
SURVEY NOT VALID UNLESS ORIGINAL
SIGNATURE IS IN RED INK
JOB # 15-0050
DATE: 02-12-16

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

Date: 4/8/19

GF No. _____

Name of Affiant(s): Robert Cole

Address of Affiant: 948 Encino Dr, New Braunfels, TX 78130-6651

Description of Property: River Park, Block 6, Lot 5 N 140
County Comal, 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 1/19/16 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): EXTENDED DECK

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.

Robert Wayne Cole



SWORN AND SUBSCRIBED this 8 day of April, 2019
Amy Drummond
Notary Public