

LEGEND:

CC COVERED CONCRETE
W WATER METER BOX
E ELECTRIC METER
ET ELECTRIC TRANSFORMER
G GAS METER
EP EDGE OF PAVEMENT
WV WATER VALVE
FH FIRE HYDRANT
P PEDESTAL
EB ELECTRIC BOX
AC AIR CONDITIONER
// WOOD FENCE
O FOUND 1/2" REBAR
● SET 1/2" REBAR

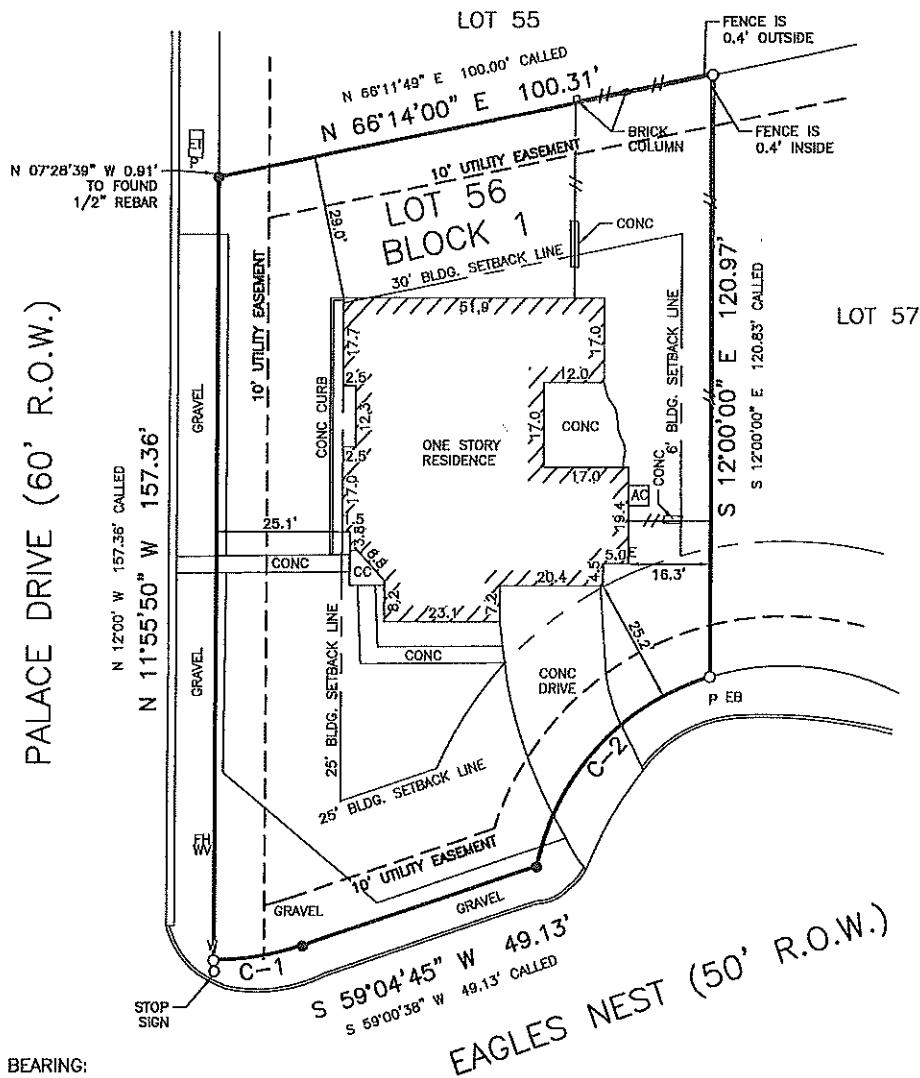
THIS SURVEY IS ACKNOWLEDGED
AND ACCEPTED BY:

Thomas Edward Bill
Barbara Carol Bills

Scale: 1" = 30'



CURVE	RADIUS	DELTA ANGLE	ARC	ARC CALLED	CHD BRG	CHD DIST
C-1	54.25'	18°59'31"	17.98'	17.98'	S 68°34'49" W	17.90'
C-2	50.00'	61°31'58"	53.70'	53.38'	S 30°03'10" W	51.15'



REFERENCE BEARING:
OBTAINED FROM SUBDIVISION PLAT

ADDRESS: 920 EAGLE NEST

REFERENCES: VOL. 9, PG. 85
VOL. 9, PG. 136
VOL. 295, PG. 195
VOL. 633, PG. 255
VOL. 650, PG. 446

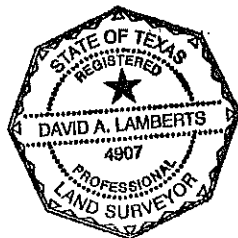
SURVEY PLAT SHOWING LOT 56, BLOCK 1, PARK RIDGE UNIT ONE, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, RECORDED IN VOLUME 9, PAGE 85 AND CORRECTED IN VOLUME 9, PAGE 136, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE CO. STEWART TITLE G.F. #155169 DATED: 11/28/17 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 ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DAVID A. LAMBERTS
REGISTERED PROFESSIONAL LAND SURVEYOR

4907
TEXAS REGISTRATION NO.
SURVEY NOT VALID UNLESS ORIGINAL
SIGNATURE IS IN RED INK
JOB # 201-700-388
DATE: 12/20/17



Trihydro
CORPORATION

New Braunfels Branch Office
Texas Survey Firm 10194320
1011 West County Line Road
New Braunfels, Texas 78130
(P) 830/625.0337 (F) 830/626.3601

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

Date: 6-13-19

GF No. _____

Name of Affiant(s): Thomas E Bills, Barbara C Bills

Address of Affiant: 920 Eagles Nest, New Braunfels, TX 78130-8367

Description of Property: Park Ridge 1, Block 1, Lot 56

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."):

yes

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 JAN. 1, 2018 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:) Privacy fence extended, built storage/work shop.

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.

Thomas E Bills

B. Carol Bills

SWORN AND SUBSCRIBED this 13th day of June, 2019

Notary Public

(TXR-1907) 02-01-2010

