

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

Date: 8-18-17 GF No. _____

Name of Affiant(s): Todd and Linda Smith

Address of Affiant: 16 Horseshoe Court, New Braunfels, TX 78132

Description of Property: T Bar M Ranch Estates 2, Block 2, Lot 12, Acres 1.076

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."): _____

2. We are familiar with the property and the improvements located on the Property.

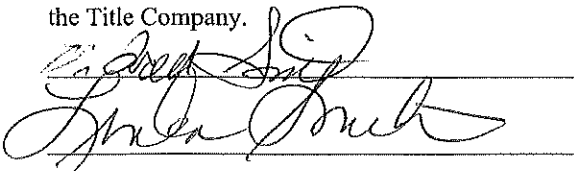
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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.

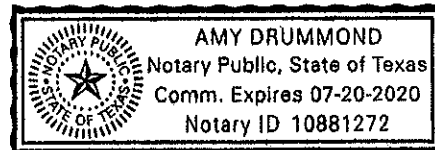
4. To the best of our actual knowledge and belief, since 12/8/2004 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. 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.

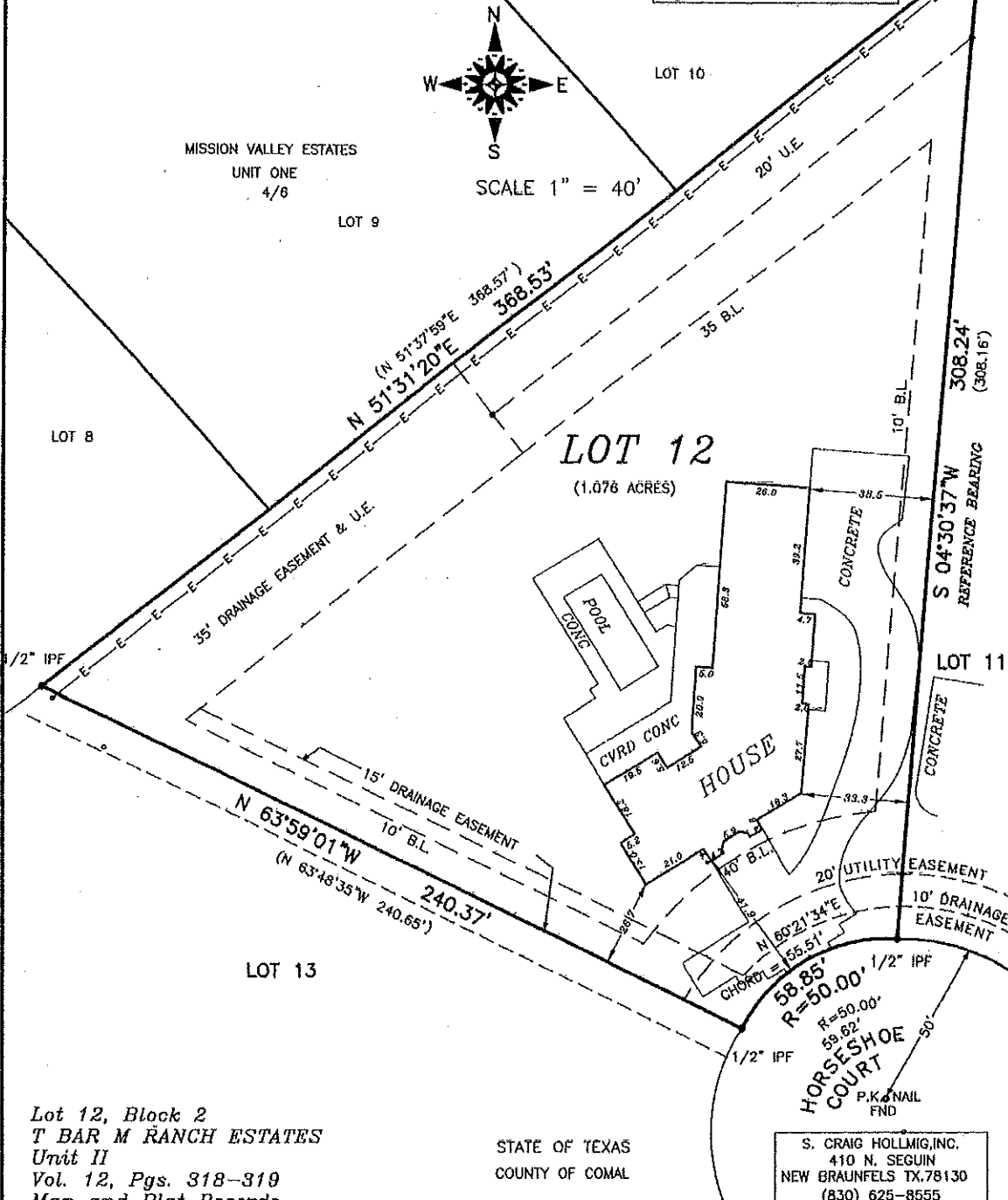




SWORN AND SUBSCRIBED this 18 day of August, 2017
Amy Drummond
Notary Public

Bearings and distances shown in parenthesis are record calls taken from Vol. 12, Pgs. 318-319.
 Reference Restrictions recorded in Doc# 9906005699.
 Reference easement in favor of San Antonio Publica Service recorded in Vol. 72, Pg. 515.

LEGEND	
FENCE POSTS MAY MEANDER	
B.L. - BUILDING SETBACK LINE	
U.E. - UTILITY EASEMENT	
D.E. - DRAINAGE EASEMENT	
I.P.S. - IRON PIN SET TAGGED 4069	
I.P.F. - IRON PIN FOUND	
— FENCE	
— ELECTRIC LINE	
— SERVICE LINE	
○ INDICATES TREE	



Lot 12, Block 2
 T BAR M RANCH ESTATES
 Unit II
 Vol. 12, Pgs. 318-319
 Map and Plat Records
 Comal County, Texas

STATE OF TEXAS
 COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN.

PLAT REVISED 12/08/2004 TO SHOW IMPROVEMENTS

THIS 16th DAY OF AUGUST, 1999

RICHARD A. GOODWIN, RPLS #4069



16 Horseshoe Court
 New Braunfels, Texas

S. CRAIG HOLLMIG, INC.
 410 N. SEGUIN
 NEW BRAUNFELS TX. 78130
 (830) 625-8555

041100