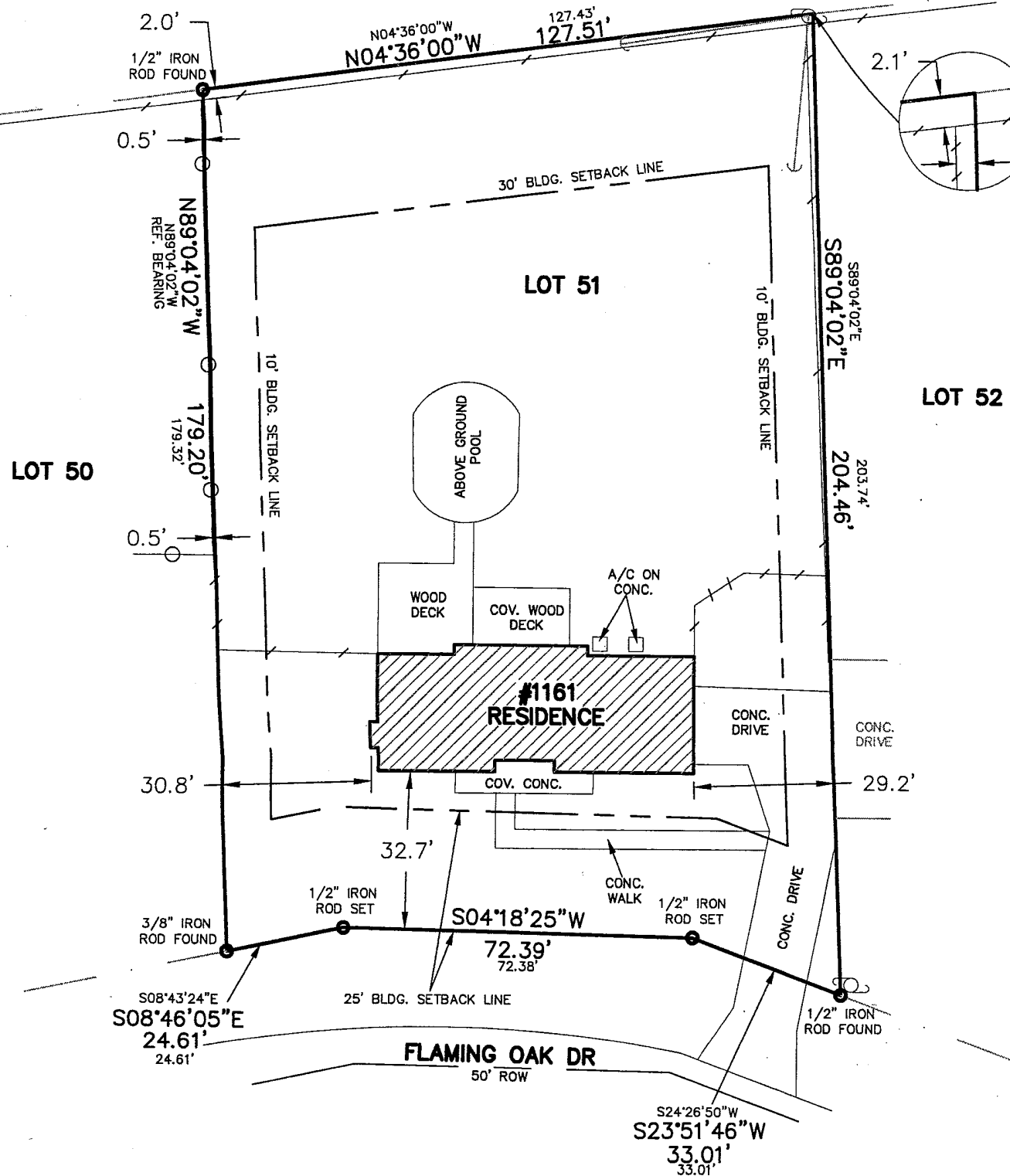


SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: VOL. 268 PAGE 665 DEED RECORDS
 VOL. 287 PAGE 736 DEED RECORDS VOL. PAGE RECORDS
 VOL. 345 PAGE 403 DEED RECORDS VOL. PAGE RECORDS

N89°27'41"E
65.00'
S33°29'20"W
161.24'
 AS MEASURED IN FIELD

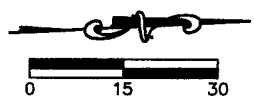
- SMOOTH WIRE FENCE
- CHAIN LINK FENCE
- ⊠ TRANSFORMER
- ← GUY WIRE
- / WOOD FENCE
- × BARBED WIRE
- ⊙ POWER POLE
- IRON / WROUGHT IRON

F.M. 306



LOT(S) 51
 OAK GROVE ESTATES UNIT-ONE
 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
 WITNESS MY HAND AND SEAL THIS 4 DAY OF APRIL 20 03
 ADDRESS 1161 FLAMING OAK DR
 ROSIN-JOHNSON, INC. JOB NO. 820-352-000 DRAWN BY: MCL DISK: M: SURVEYED BY: PC

BLOCK N.C.B.
 VOLUME 5 PAGE 395



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

Date: 8-28-19 GF No. NONE ON SURVEY

Name of Affiant(s): Robert L. Kester, Sherry D. Kester

Address of Affiant: 1161 Flaming Oak, New Braunfels, TX 78132

Description of Property: Home Residence

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 2003 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): portable storage building

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.

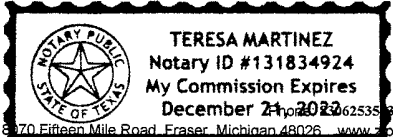
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

Sherry D. Kester

SWORN AND SUBSCRIBED this 11TH day of September, 2019

[Signature]
Notary Public



(TXR-1907) 02-01-2010