

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 10-9-19 GF No. _____

Name of Affiant(s): Robin & Lindsey Stoddard

Address of Affiant: 154 Forest Dr.

Description of Property: Lot 14 Bk 1 Nob Hill Addition #1

County Guadalupe, 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 10-9-19 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;

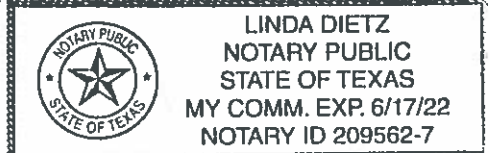
c. construction projects on immediately adjoining property(ies) which encroach on the Property;

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 9th day of October, 2019

Notary Public

(TAR- 1907) 02-01-2010

Page 1 of 1

C-21 United D, 1498 E Court St Seguin, TX 78155
Phone: 8303797111 Fax: 8303797199

Angela Mark

Listing Packages

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

NOTES:

BASIS OF BEARING IS THE EAST ROW
LINE OF FOREST DR. AS FOUND
MONUMENTED ON THE GROUND.

TRI-COUNTY SURVEYING INC., HAS MADE NO FLOOD
ZONE DETERMINATION FOR THE PROPERTY SHOWN
HEREON.

ALL SET PINS ARE 1/2" DIAMETER REBAR WITH
AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

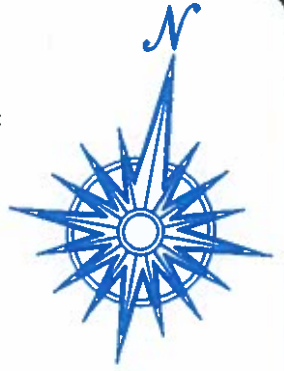
CORRESPONDING FIELD NOTES PREPARED.

RESTRICTIONS:

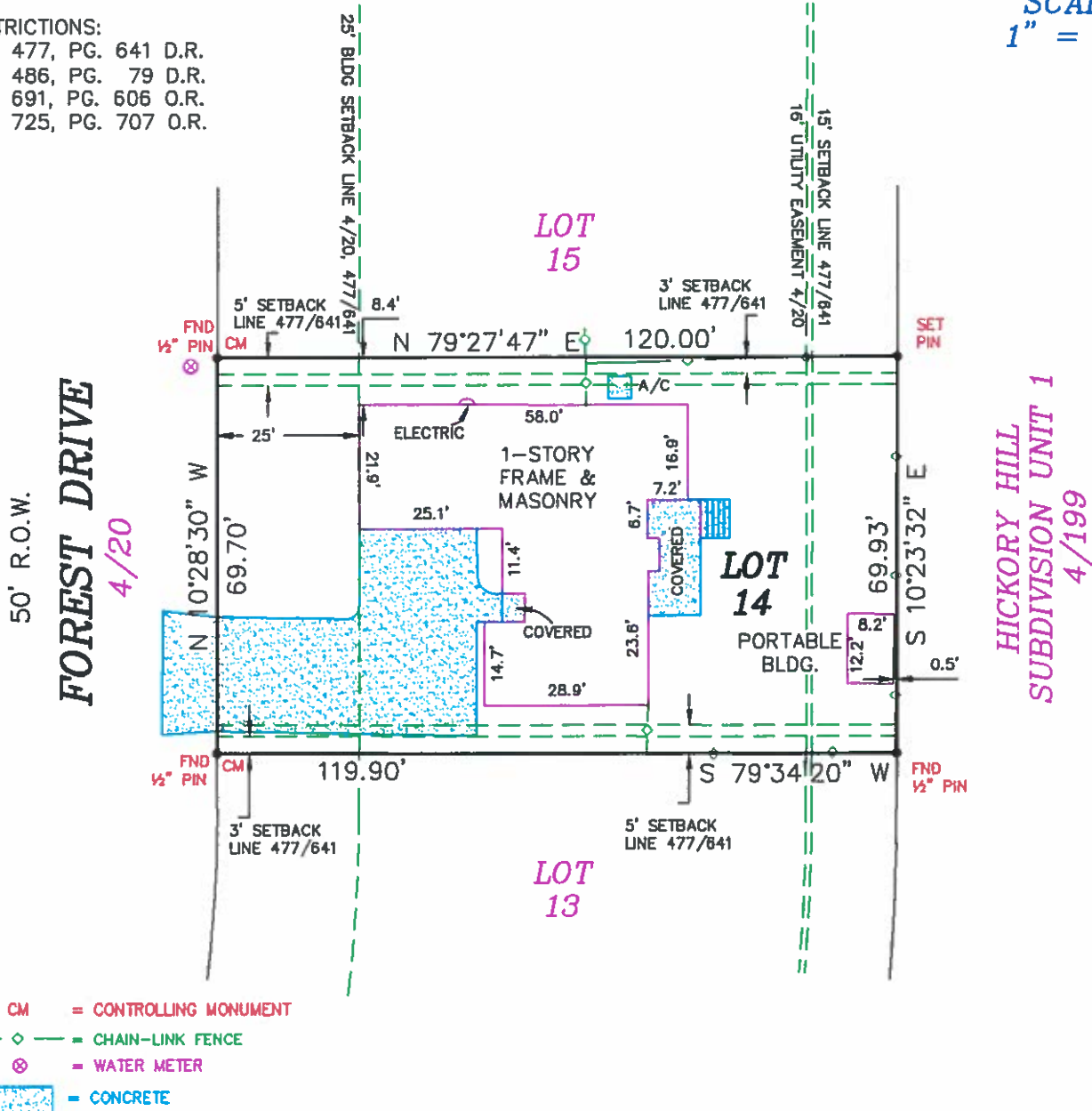
VOL. 477, PG. 641 D.R.
VOL. 486, PG. 79 D.R.
VOL. 691, PG. 606 O.R.
VOL. 725, PG. 707 O.R.

THE PROPERTY SHOWN HEREON
IS SUBJECT TO THE FOLLOWING:

VOL. 497, PG. 304 D.R.
VOL. 497, PG. 309 D.R.



SCALE:
1" = 30'



PREPARED FOR:

ROBIN L. STODDARD
AND
LINDEY I. STODDARD

154 FOREST DRIVE
PLAT SHOWING:

SURVEY OF LOT 14, BLOCK 1, NOB HILL SUBDIVISION, UNIT 1,
ELIGIO GORTARI SURVEY NO. 16, ABSTRACT 23, CITY OF SEGUIN,
GUADALUPE COUNTY, TEXAS, PLAT RECORDED IN VOLUME 4, PAGE
20, PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF GUADALUPE:

I, AUBREY C. HOLLAND, DO HEREBY CERTIFY THAT
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND BY MEN WORKING UNDER MY
SUPERVISION AND THERE ARE NO VISIBLE EASEMENTS
OR ENCROACHMENTS EXCEPT AS SHOWN.

AUBREY C. HOLLAND

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

SURVEYED: NOVEMBER 9, 2016

PROJECT NO.: 0608121

DWG No.: 0608121A



114 NORTH AUSTIN
SEGUIN, TEXAS 78155
PH: (830) 372-1001
FX: (830) 379-1155
FIRM No. 10042400

THIS GRAPHIC WORK REPRESENTS THE RESULTS
OF A SURVEY BEING PROVIDED BY TRI-COUNTY
SURVEYING, INC. SOLELY FOR THE EXCLUSIVE
USE OF THE PARTIES SHOWN HEREON AND FOR
THE PURPOSE SHOWN ABOVE FOR A PERIOD OF
SIX (6) MONTHS. TRI-COUNTY SURVEYING, INC.
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