

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

Date: _____ GF No. _____

Name of Affiant(s): Bernd Holler, Dolores Holler

Address of Affiant: 105 Legacy Pointe, Boerne, TX 78006

Description of Property: Cordillera Ranch Unit 102A BLK C Lot 15, 5.56 acres

County Kendall, 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 11/5/05 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, replatlings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

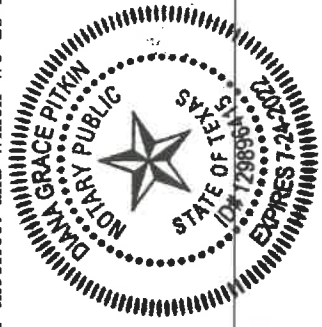
EXCEPT for the following (If None, Insert "None" Below): SIDEWALK & BACKYARD FENCE

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.

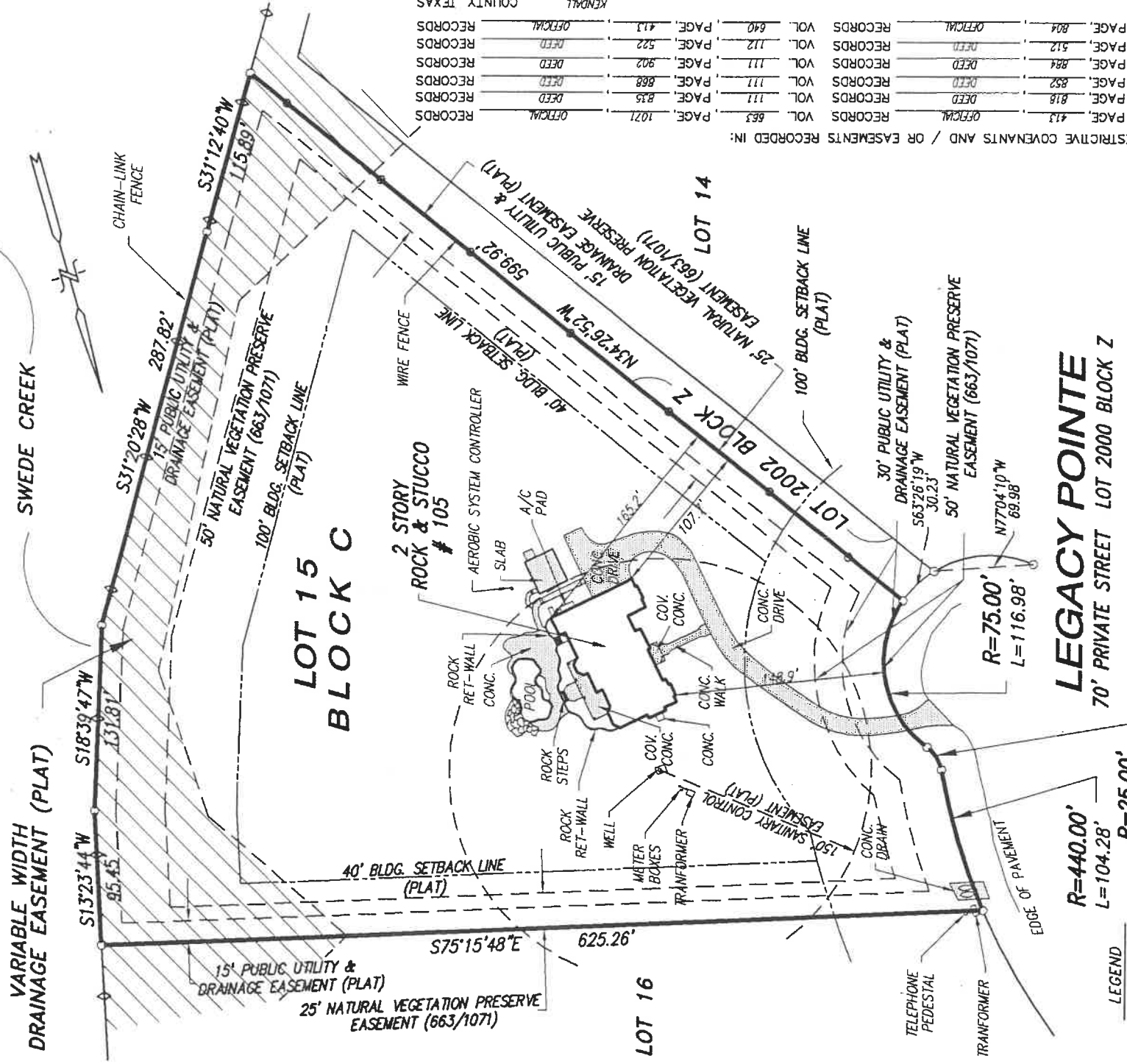
Bernd Holler
Bernd Holler
Dolores Holler
Dolores Holler

SWORN AND SUBSCRIBED this 26th day of March, 2020
Dana Grace Pitkin
Notary Public



(TXR-1907) 02-01-2010

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- LEGEND**
- PROPERTY CORNER
 - SET 1/2" IRON PIN
 - "X" FND. "X" ON CONC.
 - FENCE POST

SCALE: 1" = 100'

LEGACY POINTE
70' PRIVATE STREET LOT 2000 BLOCK Z

LOT 2000, BLOCK Z IS HEREBY DEDICATED AS A PRIVATE ROADWAY, DRAINAGE EASEMENT, TRAIL EASEMENT AND PUBLIC UTILITY EASEMENT. THIS LOT WILL BE DEEDED TO A PROPERTY OWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.

FIELD WORK COMP. 01-15-05

SUBJECT TO RESTRICTIVE COVENANTS AND / OR EASEMENTS RECORDED IN:

PAGE 640	RECORDS	OFFICAL	VOL. 818	DEED	RECORDS
PAGE 818	RECORDS	DEED	VOL. 111	DEED	RECORDS
PAGE 852	RECORDS	DEED	VOL. 111	DEED	RECORDS
PAGE 884	RECORDS	DEED	VOL. 111	DEED	RECORDS
PAGE 117	RECORDS	DEED	VOL. 112	DEED	RECORDS
PAGE 117	RECORDS	DEED	VOL. 112	DEED	RECORDS
PAGE 512	RECORDS	DEED	VOL. 804	DEED	RECORDS
PAGE 625	RECORDS	OFFICAL	VOL. 804	DEED	RECORDS
PAGE 1021	RECORDS	OFFICAL	VOL. 663	DEED	RECORDS
PAGE 835	RECORDS	DEED	VOL. 111	DEED	RECORDS
PAGE 888	RECORDS	DEED	VOL. 111	DEED	RECORDS
PAGE 902	RECORDS	DEED	VOL. 111	DEED	RECORDS
PAGE 522	RECORDS	DEED	VOL. 112	DEED	RECORDS
PAGE 413	RECORDS	OFFICAL	VOL. 413	DEED	RECORDS

KENDALL COUNTY, TEXAS

CHECKED BY: RVG

Lot(s) 15 Block C N.C.B. _____
 Addition or Subdivision CORDILLERA RANCH UNIT 102A
 Volume 3, Page 356-358 of the PLAT records of KENDALL County, Texas.
 Address: 105 LEGACY POINTE City of BOERNE GF No. GF 04-93002710
 Reference name: BERND HOLLER & DELORES HOLLER

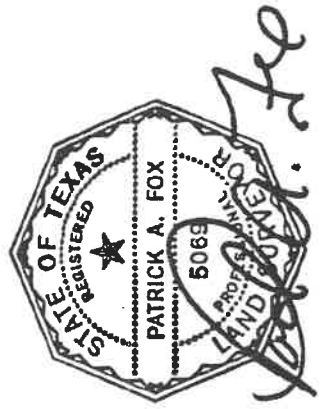
To: The Lienholder and/or Landowner and to ALAMO TITLE COMPANY
 the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.



P. & O. FOX COMPANY

THIS 18TH DAY OF JANUARY 2004, A.D.

1832 CLOWER ST.
SAN ANTONIO, TEXAS 78201
PHONE (210) 736-3807 FAX (210) 736-3435



Registered Professional Land Surveyor

Date	Revision	By

JOB NO. 2003-05