

GF NO. 20150306 INFINITY TITLE
 ADDRESS: 2 BRUCE WELKIN
 BOERNE, TEXAS 78006
 BORROWER: RAY TERRY AND
 JANICE TERRY

**LOT 57, BLOCK 3
 THRESHOLD RANCH SUBDIVISION P.U.D.**
 BEXAR COUNTY, TEXAS.
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
 VOLUME 9615, PAGE 188 OF THE DEED AND PLAT RECORDS
 OF BEXAR COUNTY, TEXAS

NOTE: LOT 59, BLOCK 4 (3.140 ACRES) INCLUDES ALL PRIVATE STREETS
 NOTE: LOT 60, BLOCK 4, C.B. 4680 (3.140 ACRES) IS A PRIVATE STREET
 AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, WATER,
 AND SEWER SERVICE LINES. ANY AND ALL SUCH UTILITIES
 SUCH AS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE
 PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 MAP REFERENCE: 0807207010
 ZONE: X-1
 PLEASE CONDUCT VISUAL EXAMINATION OF LINES
 AND DIMENSIONS OF FEMA MAPS PRESENT EARLY
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 9615, PG. 188, R.C.D.P.P.
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 IN ACCORDANCE WITH THE RULES AND REGULATIONS
 REQUIRING THE FACTS FOUND AT THE TIME OF
 THIS SURVEY AND THAT THERE ARE NO
 EXCEPTIONS TO THE RULES EXCEPT AS SHOWN
 HEREON. THIS SURVEY IS
 A PROFESSIONAL SURVEY AND THE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.



GEORGE GALE LAND SURVEYOR
 NO. 4878
 1000 S. W. 101st ST.
 OKLAHOMA CITY, OK 73159
 OCTOBER 12, 2015

DRAWN BY: RE

SCALE: 1" = 40'



1-800-LANDSURVEY
 www.precisionurveyors.com
 281-436-1586 FAX: 281-666-1867 210-829-8841
 850 THREEMILE STREET SUITE 300 HOUSTON, TEXAS 77078 1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217
 FIRM NO. 100633700



COMMUNITY TITLE
 SHARON GREEN
 281-861-4109



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

Date: _____

GF No. _____

Name of Affiant(s): Ray Terry, Janice Terry

Address of Affiant: 2 Bruce Welkin, Boerne, TX 78006

Description of Property: CB 4680F (THRESHOLD RANCH SUB), BLOCK 3 LOT 57

County Bexar, 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 _____, 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 12/1/2015 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 Paver patio (24ft x 30ft)
with sink + stone table

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.

Ray C. Terry
Ray Terry
Janice Terry
Janice Terry



SWORN AND SUBSCRIBED this 19th day of May, 2020
Juli Manz Dickson
Notary Public