

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: _____ GF No. _____

Name of Affiant(s): DAVID CORDRAY

Address of Affiant: 1454 ROSE LANE, CANYON LAKE, TEXAS 78133

Description of Property: CLEAR WATER ESATES 1, LOT 32F, ACRES 0.5
County: HAYS, 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 TX, personally appeared Affiant(s) who after by me being duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 10-3-06 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. conveyance, 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): *1 Deck Extended

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 the Title Company or the title insurance 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.

DAVID CORDRAY
April Saunders
APRIL SAUNDERS

SWORN AND SUBSCRIBED this 9th day of May, 2015

[Signature]
Notary Public

(TAR- 1907) 5-01-08

RE/MAX Real Properties, 12111 Ranch Road 12 Suite 106 Wimberley, TX 78676

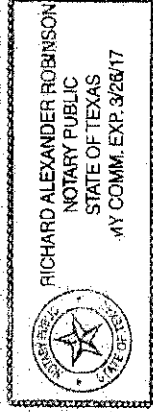
Phone: 512.848.6612

Fax: 512.857.8588

Allison AJ Harwood

Produced with ZipForm® by ziplogix 16070 Fifteen Mile Road, Fraser, Michigan 48026

www.ziplogix.com

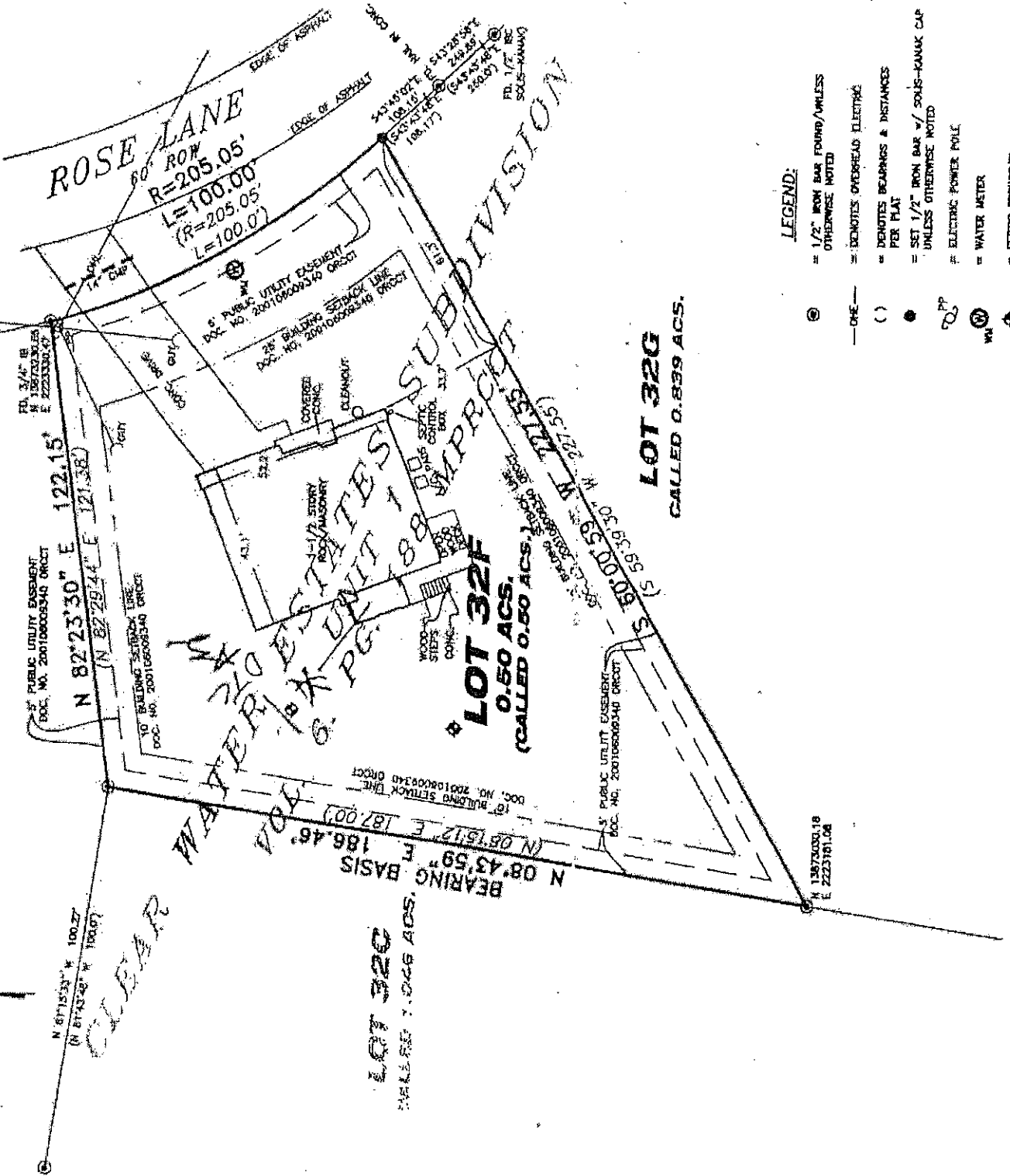




(IN FEET)
1 inch = 30 ft



LOT 32E
CALLED 0.503 ACS.



LEGEND:

- ⊙ = 1/2" IRON BAR FOUND/UNLESS OTHERWISE NOTED
- — — = DENOTES OVERHEAD ELECTRICAL
- () = DENOTES BEARINGS & DISTANCES PER PLAT
- = SET 1/2" IRON BAR w/ SOLIS-KANAK CAP UNLESS OTHERWISE NOTED
- ⊕ = ELECTRIC POWER POLE
- ⊗ = WATER METER
- ⊛ = SEPTIC SPRINKLER

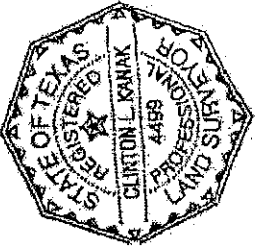
SUBJECT TO:
VOL. 317, PG. 818 DRCT, EASEMENT (BLANKET) TO FERNANDES ELECTRIC COOPERATIVE, INC. VOL. 348, PG. 570 DRCT, AMENDMENT TO SUBDIVISION MAP AND PLAT CLEAR WATER ESTATES SUBDIVISION, UNIT 1.
AND DOC. NO. 200106009340, DOC. NO. 200406010244 AND DOC. NO. 200406018909 ORCCT, RESTRICTIVE COVENANTS.
DOC. NO. 200106040585 ORCCT, EASEMENT (BLANKET) AND MEMORANDUM OF AGREEMENT.

NOTES:
BEARINGS BASED ON TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE (NAD 83).

NOTES:
THIS PROPERTY DESCRIBED APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP: FIRM NO. 4854630070C EFFECTIVE DATE 09-29-86. THIS PROPERTY LIES IN ZONE "C" AREAS OF MINIMAL FLOOD HAZARDS. NO WARRANTY EXPRESSED OR IMPLIED IS MADE REGARDING THE ACCURACY OF THE NATIONAL INSURANCE PROGRAM MAP.

SURVEY OF:

LOT 32F OF THE CLEAR WATER ESTATES, UNIT 1 SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 188 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, SITUATED IN THE MARIA AMPORA SURVEY NO. 5, ABSTRACT NO. 5, COMAL COUNTY, TEXAS.



Clinton L. Kanak
CLINTON L. KANAK, R.F.L.S.,
TEX. REG. 4499

Clinton L. Kanak



Solis-Kanak & Associates, Inc.
Professional Surveyors

CANYON LAKE, TX 78133
17500 HIGHWAY 306
(830) 935-4011 FAX (830) 935-4012

DATE: 04 / 05 / 06	GF NUMBER: 123933	JOB NUMBER: 06-0036
REV: 10 / 03 / 06	SCALE: 1" = 30'	
ADDED IMPROVEMENTS:		