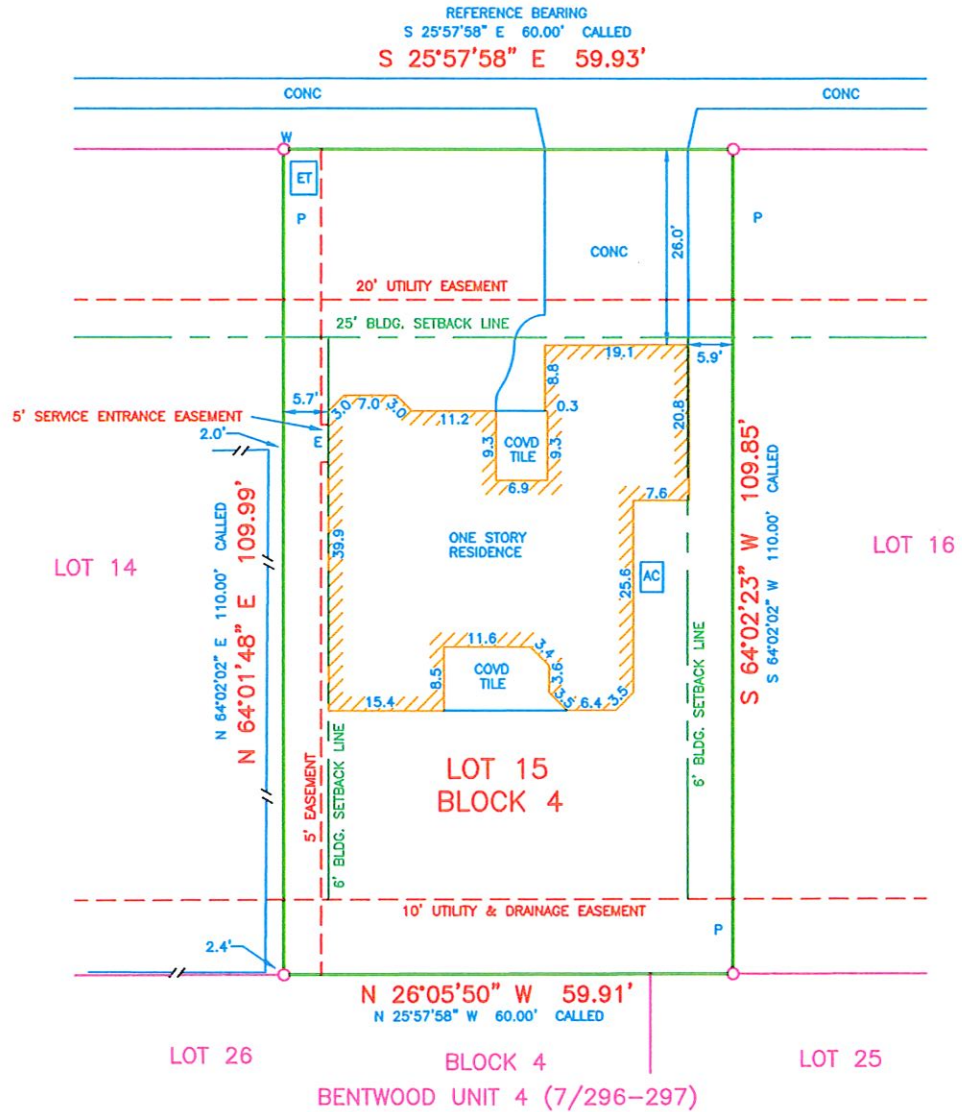


Scale: 1" = 20'



BENTWOOD DRIVE (50' R.O.W.)



LEGEND:

W	WATER METER BOX
E	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
P	PEDESTAL
AC	AIR CONDITIONER
—/—	WOOD FENCE
○	FOUND 1/2" REBAR

REFERENCE BEARING: OBTAINED FROM SUBDIVISION PLAT.

ADDRESS: 2164 BENTWOOD DRIVE

REFERENCES: VOL. 6, PG. 433
VOL. 1693, PGS. 773-786
VOL. 1703, PGS. 615-616

NOTE: THERE IS AN AERIAL EASEMENT 5' ON EACH SIDE OF ALL EASEMENTS AND STREETS AND EXTENDING UPWARD AS REQUIRED (PER PLAT)

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE CO.: AMERIPOINT TITLE G.F. # 128183 DATED: 01-12-11 THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

SURVEY PLAT SHOWING LOT 15, BLOCK 4, BENTWOOD UNIT TWO, GUADALUPE COUNTY, TEXAS, AS RECORDED IN VOLUME 6, PAGE 433, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

LAMBERTS & ASSOCIATES SURVEYING, INC.
618 COMAL STREET
NEW BRAUNFELS, TEXAS 78130
PHONE: (830) 625-0337

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I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DAVID A. LAMBERTS
REGISTERED PROFESSIONAL LAND SURVEYOR

4907
TEXAS REGISTRATION NO.
SURVEY NOT VALID UNLESS ORIGINAL SIGNATURE IS IN RED INK
JOB # 11-0022
DATE: 01-24-11

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

Date: May 12, 2021

GF No. _____

Name of Affiant(s): Lauren McPherson

Address of Affiant: 2164 Bentwood Dr, New Braunfels, TX 78130

Description of Property: Bentwood Unit #2, Block 4, Lot 15

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 January 2011 there have been no:

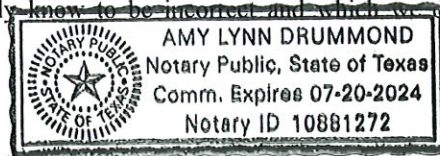
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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): Fence & gate added.

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.

Lauren McPherson
Lauren McPherson



SWORN AND SUBSCRIBED this 12th day of May, 2021
Amy Lynn Drummond
Notary Public