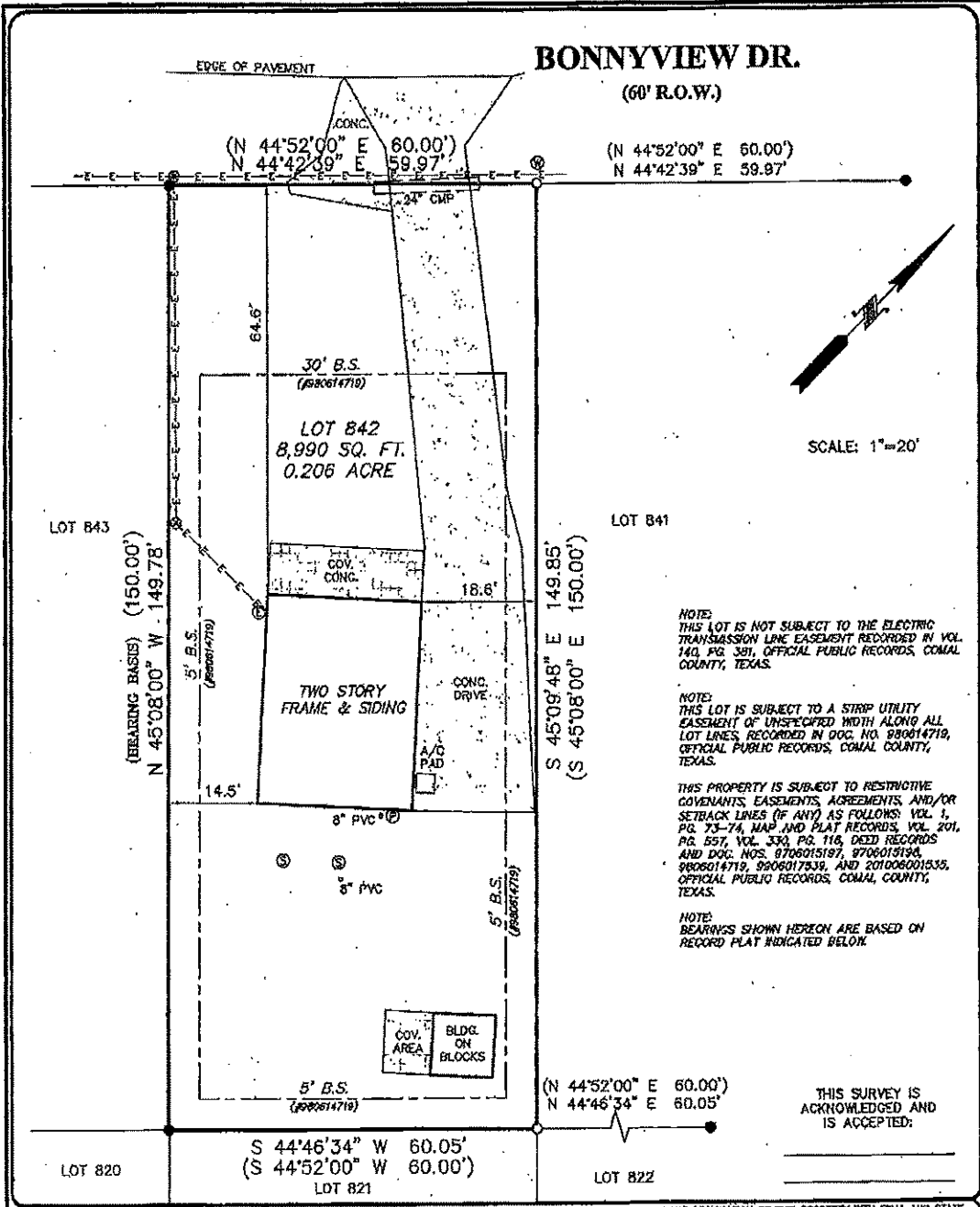


**BONNYVIEW DR.**

(60' R.O.W.)



SCALE: 1"=20'

NOTE:  
THIS LOT IS NOT SUBJECT TO THE ELECTRIC TRANSMISSION LINE EASEMENT RECORDED IN VOL. 140, PG. 381, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

NOTE:  
THIS LOT IS SUBJECT TO A STRIP UTILITY EASEMENT OF UNSPECIFIED WIDTH ALONG ALL LOT LINES, RECORDED IN DOC. NO. 9806014719, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 1, PG. 73-74, MAP AND PLAT RECORDS, VOL. 201, PG. 557, VOL. 330, PG. 116, DEED RECORDS AND DOC. NOS. 9706015197, 9706015198, 9806014719, 9806017538, AND 201006001535, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48091C, Panel No. 0233E, which is Dated 08/30/2009. If you find that the FIRM does not appear that all or a portion of this property may be in Flood Zone(s), because this is a boundary survey, the survey did not take any action to determine the Flood Zone status of the surveyed property other than to illustrate the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/2740a0200n>.



Property Address:  
1514 BONNYVIEW DR.  
Property Description:  
LOT 842, CANYON LAKE FOREST UNIT NO. 2, COMAL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGES 73-74, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

Owners:  
MARK LIEBERMAN & NINA DARNOWSKY

FIRM REGISTRATION NO. 10111700

**Westar Alamo**  
LAND SURVEYORS, L.L.C.  
P.O. BOX 1039 KILLEEN, TEXAS 76923-1039  
PHONE (214) 372-8500 FAX (214) 372-9499

- LEGEND**
- = 1/2" IRON ROD TO BE SET
  - = FND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - ⊕ = POWER POLE
  - ⊙ = SEPTIC ACCESS
  - ⊕ = WATER PUMP
  - ⊕ = ELECTRIC METER
  - ⊕ = WATER METER
  - ⊕ = OVERHEAD ELECTRIC
- DRAWN BY: SLS

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

*Mark J. Ewald*

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

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

Date: 5/25/21

GF No. \_\_\_\_\_

Name of Affiant(s): Rita D. Sunderman

Address of Affiant: 1514 Bonnyview Dr, Canyon Lake, TX 78133

Description of Property: Canyon Lake Forest 2, Lot 842

County Comal, 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 9/3/2014 there have been no:

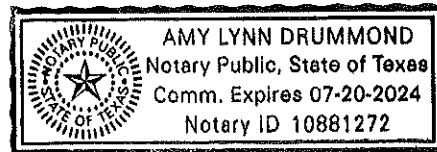
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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): Single car garage / carport / concrete pits

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.

Rita Sunderman  
Rita Saunderman



SWORN AND SUBSCRIBED this 25<sup>th</sup> day of May, 2021  
Amy Drummond  
Notary Public