

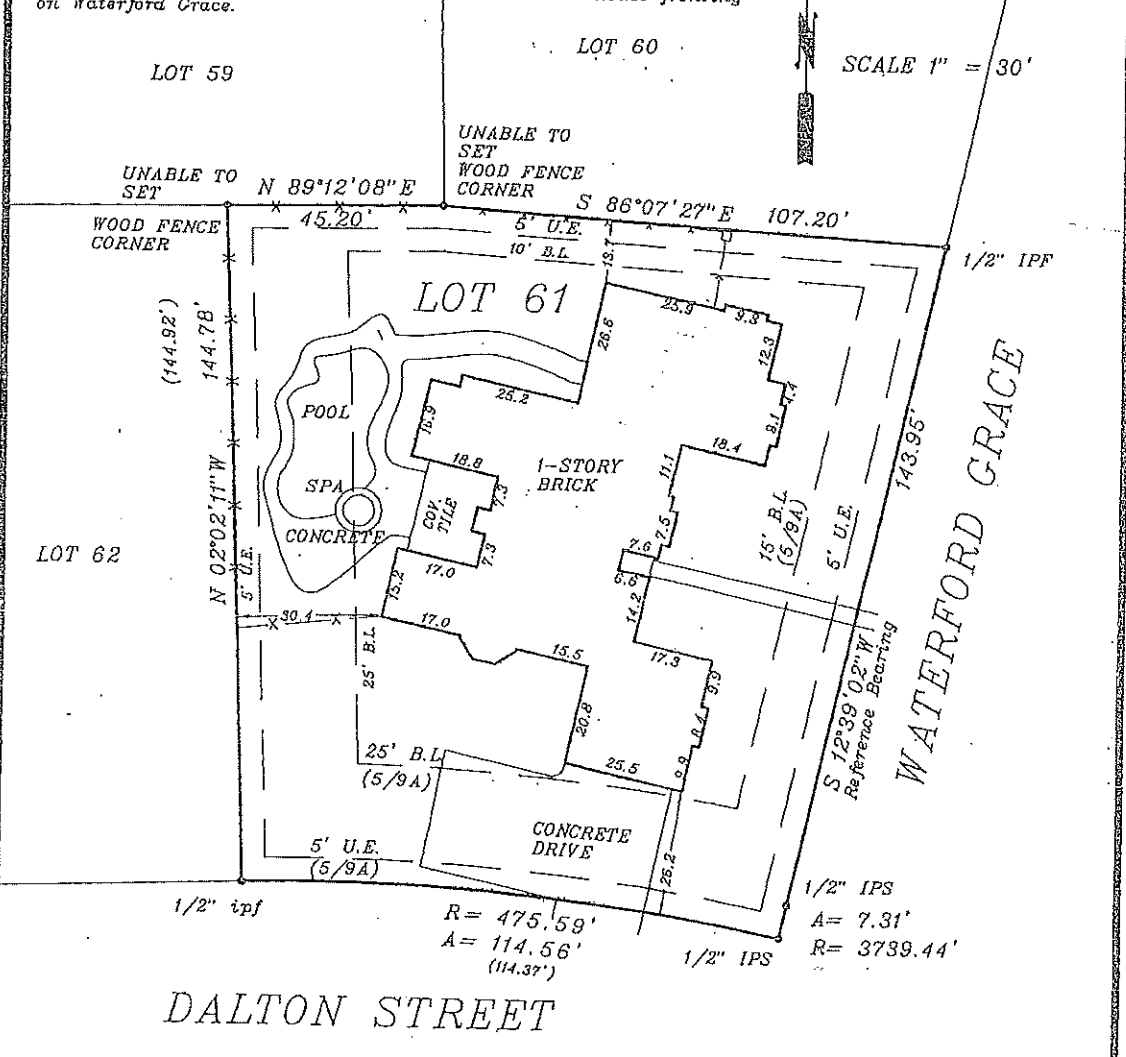
12/3/10 *1300411* *M. L. Stal*

Reference Restrictions recorded in Vol. 713, Pg. 1358, Vol. 804, Pg. 236 and Vol. 1683, Pg. 13.
 Reference a 5' aerial easement on each side of all easements and streets and extending upward as required, dedicated for utilities, per plat in Vol. 5, Pgs. 9A-9B.
 Reference a 6' wide electric easement, wherever required by Guadalupe Valley Electric Co-op, outside and adjacent to the boundaries of all safety lanes and also a 5' wide electric easement adjacent to all lot lines, per plat in Vol. 5, Pgs. 9A-9B.

Side and rear setback lines shown are based on the house fronting on Waterford Grace.

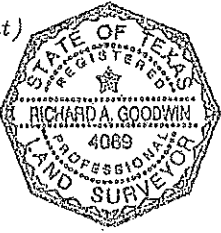
LEGEND

- FENCE POSTS MAY MEANDER
- B.L. - BUILDING SETBACK LINE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- I.P.S. - IRON PIN SET TAGGED 40CS
- I.P.F. - IRON PIN FOUND
- X — FENCE
- E — ELECTRIC LINE
- S — SERVICE LINE
- INDICATES TREE



M. L. Stal
5/6/13
M. L. Stal

Lot 61, Block 5
 SOUTH BANK
 Unit Two
 (Planned Unit Development)
 Vol. 5, Pgs. 9A-9B
 Map and Plat Records
 Guadalupe County, Texas



STATE OF TEXAS
 COUNTY OF COMAL

S. CRAIG HOLLING INC
 410 N. SEQUOIA
 NEW BRAUNFELS TEXAS 78130
 (830) 826-0666

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE ABOVE GROUND EVIDENCE OF BUILDINGS STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

2268 Waterford Grace
 New Braunfels, Texas

THIS 13TH DAY OF AUGUST 2003
Richard A. Goodwin
 RICHARD A. GOODWIN, RPLS # 4069

03698

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

Date: 7.6.21

GF No. _____

Name of Affiant(s): Gary and M'Lissa Steel

Address of Affiant: 2268 Waterford Grace, New Braunfels, TX 78130

Description of Property: Lot: 61 Blk: 5 Addn: South Bank #2

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 8.13.2003 there have been no:

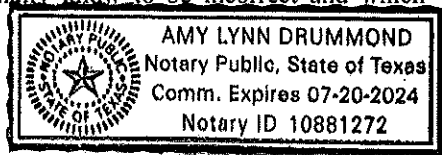
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the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

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.

M'Lissa Steel
Gary Steel



SWORN AND SUBSCRIBED this 6th day of July, 2021
Amy Lynn Drummond
Notary Public