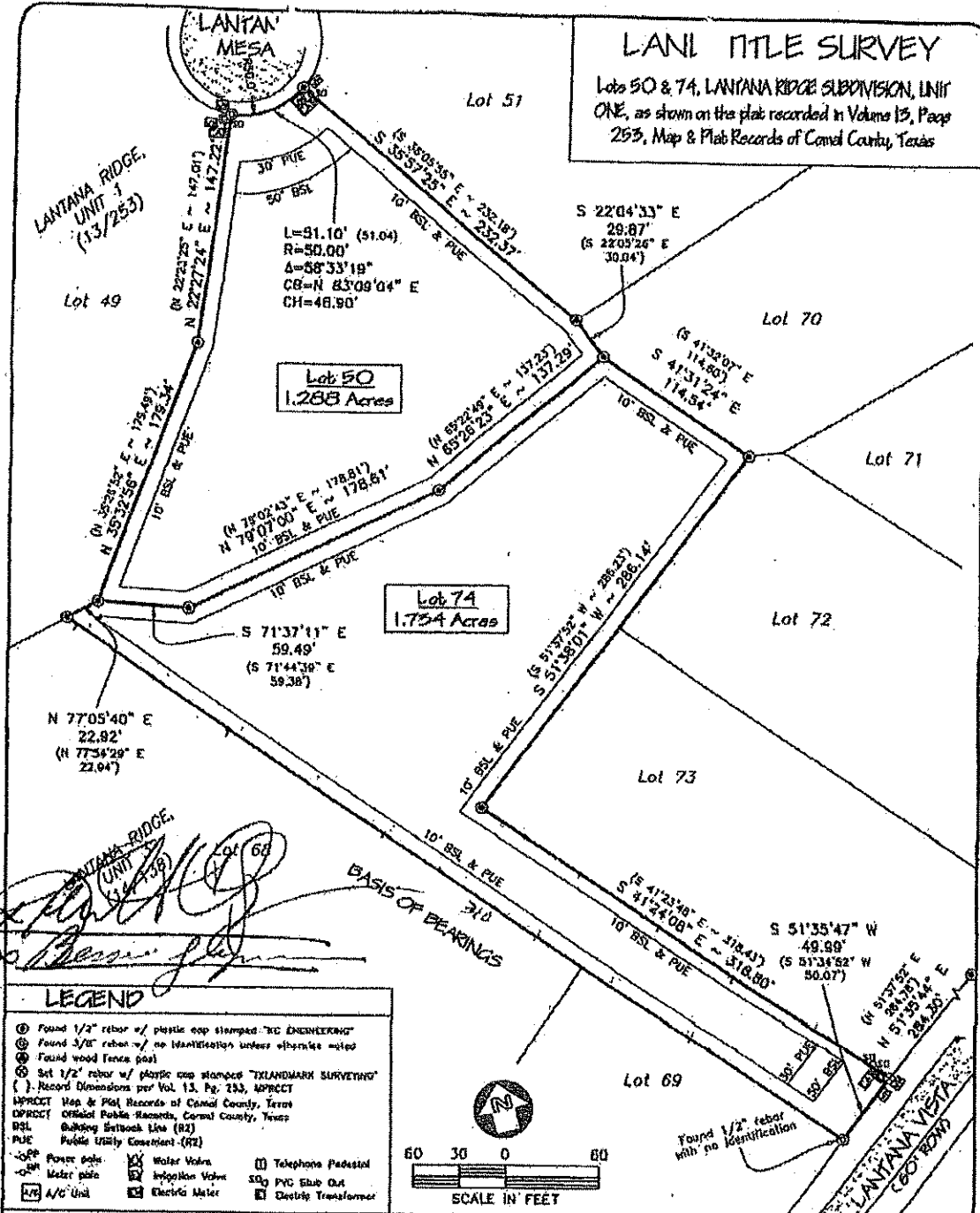


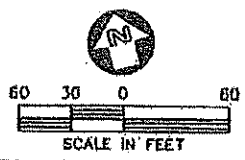
LAND TITLE SURVEY

Lots 50 & 74, LANTANA RIDGE SUBDIVISION, UNIT ONE, as shown on the plat recorded in Volume 13, Page 253, Map & Plat Records of Comal County, Texas



[Handwritten signatures and notes]

LEGEND		
① Found 1/2" rebar w/ plastic cap stamped "ICE ENGINEERING"	② Found 3/8" rebar w/ no identification unless otherwise noted	
③ Found wood fence post	④ Set 1/2" rebar w/ plastic cap stamped "LANDMARK SURVEYING"	
() Record Dimensions per Vol. 13, Pg. 253, MPRCCT	() Record Dimensions per Vol. 13, Pg. 253, MPRCCT	
MPRCCCT Map & Plat Records of Comal County, Texas	OPRCCCT Official Public Records, Comal County, Texas	
BRL Subdiv Boundary Line (B2)	PUE Public Utility Easement (P2)	
⊕ Power pole	⊕ Water Valve	⊕ Telephone Pedestal
⊕ Meter plate	⊕ Irrigation Valve	⊕ PUG PVC Elbow Out
⊕ A/C Unit	⊕ Electric Meter	⊕ Double Transformer



SURVEY NOTES

- CLIENT / SITUS: Tenis Bolinas / Lantana Mesa, Spring Branch, Texas 78070
- DATE SURVEY COMPLETED: June 18, 2011
- BASIS OF BEARINGS: As shown on this plat.
- PERMITS PANEL: 48991002057, dated September 2, 2009 & Letter of Map Revision with case #10-06-0232P dated January 13, 2010 show the exact location of the subject property to be located in Zone "X" which is not a Special Flood Hazard Area (SFHA).
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. A Title Commitment was provided by Provident Title, Swift, Texas, OP-FSE(887) with an effective date of June 13, 2011. Some information regarding easements, building setbacks, and other restrictions that can be captioned on a plat have been listed below. Some items that affect the subject property have been listed herein and the items which do not affect the subject property have been identified with "N/A." Not Applicable.
- REFERENCES:
 - R1 - Volume 13, Page 253, MPRCCT, Plat of Lantana Ridge, Unit One
 - R2 - Document #20050621897, OPRCCT, Attachment to Restrictions, Lantana Ridge
 - R3 - Document #20050621898, OPRCCT, Attachment to Restrictions, Lantana Ridge
 - R4 - Document #20050621899, OPRCCT, Attachment to Restrictions, Lantana Ridge
 - R5 - Document #20050621900, OPRCCT, Attachment to Restrictions, Lantana Ridge
 - R6 - Document #20050621901, OPRCCT, Attachment to Restrictions, Lantana Ridge
 - R7 - Document #20050621902, OPRCCT, Attachment to Restrictions, Lantana Ridge
 - R8 - Document #20070623347, OPRCCT, Attachment to Restrictions, Lantana Ridge

CERTIFICATION

I hereby certify this survey was made on the ground under my supervision; this plat correctly represents the facts found at the time of the survey and except as shown hereon there are no visible protrusions or intrusions of improvements across boundary lines.

[Signature] June 27, 2011
 DATE

Robert S. Rushton
 TEXAS RPLS #6002
 JOB #11106132

LANDMARK SURVEYING
 26254 IH 10 West, Ste. 103, Boerne, TX 78006
 www.LandmarkSurveying.net (800) 823-0344
 "Do not copy the entire plat."

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

Date: AUGUST 10 2021

GF No. _____

Name of Affiant(s): Clyde Smith and Jennifer Smith

Address of Affiant: 186 Lantana Vista, Spring Branch, TX 78070

Description of Property: Lanafana Ridge I, Lot 74

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 June 27, 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): None

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.

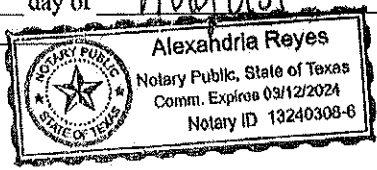
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Clyde Smith
Clyde Smith

Jennifer Smith
Jennifer Smith

SWORN AND SUBSCRIBED this 10 day of AUGUST, 2021

Alexandria Reyes
Notary Public



(TXR-1907) 02-01-2010

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