

LEGEND:
 ○ FND 1/2" IRON ROD
 ● SET 1/2" IRON ROD
 ■ FENCE POST

SCALE: 1"=30'

BUYER: ESPERANZA RAMIREZ		ADDRESS: 13906 THEBES
TITLE COMPANY: STEWART TITLE GUARANTY CO.		G.F. NO.: 02963584
LOT: 37	BLOCK: 8	N.C.B.: ~
SUBDIVISION: LIVE OAK VILLAGE, UNIT 15		
CITY: UNIVERSAL CITY	COUNTY: BEXAR	STATE: TEXAS

PLAT RECORDED IN: VOLUME 6800 PAGE 59-60 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:
 VOLUME 6863 PAGE 944 DEED RECORDS OF BEXAR COUNTY, TEXAS
 VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
 VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE. THIS 7TH DAY OF OCTOBER 2002, A.D.

Peter A. Aguirre
 PETER A. AGUIRRE, R.P.L.S. 5464

DRAWN BY: JWW	JOB NO: 02403044	FIELD WORK COMP.: 3 OCT. 02
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T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 8/31/21 GF No. _____

Name of Affiant(s): Rudolfo Ramirez

Address of Affiant: _____

Description of Property: CB 50474 BLK 8 Lot 37
County Bexar, 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.

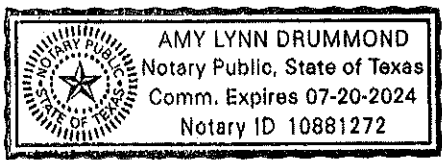
4. To the best of our actual knowledge and belief, since 8/10/2002 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. 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.

Rudolfo Ramirez



SWORN AND SUBSCRIBED this 31st day of August, 2021

Amy Drummond
Notary Public