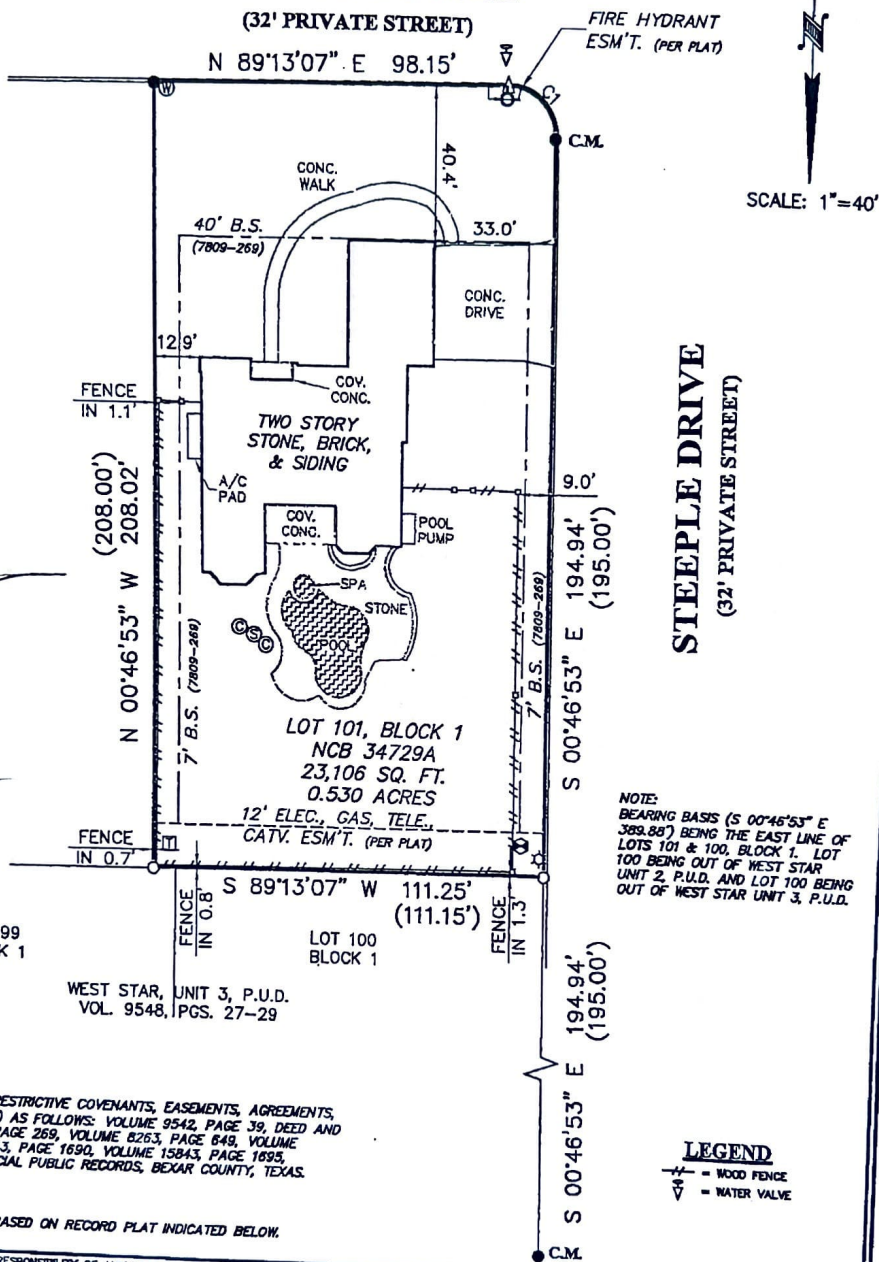


C1	13.00'	20.60'	18.51'	S 45°48'42" E	90°47'37"
(C1)	(20.42')	(18.38')	(18.38')	(S 45°46'53" E)	(90°00'00")

HIS SURVEY IS _____
 KNOWN AND _____
 IS ACCEPTED: _____

STEEPLE COURSE

(32' PRIVATE STREET)



SCALE: 1"=40'

Handwritten signature and notes:
 [Signature]
 [Handwritten notes]

NOTE:
 BEARING BASIS (S 00°46'53" E 389.88') BEING THE EAST LINE OF LOTS 101 & 100, BLOCK 1, LOT 100 BEING OUT OF WEST STAR UNIT 2, P.U.D. AND LOT 100 BEING OUT OF WEST STAR UNIT 3, P.U.D.

PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, /OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 9542, PAGE 39, DEED AND T RECORDS; VOLUME 7809, PAGE 269, VOLUME 8263, PAGE 648, VOLUME 3, PAGE 1688; VOLUME 15843, PAGE 1690, VOLUME 15843, PAGE 1893, VOLUME 15933, PAGE 1956, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

BOUNDARIES SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

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 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 TO BE INCLUDED IN A FEMA Flood Insurance Rate Map (FIRM), Identified as Community No. 48029C, Panel No. 0095C, which is Dated 09/29/2010. By scaling from that FIRM, it is determined that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:
 7515 STEEPLE COURSE
 Property Description:
 LOT 101, BLOCK 1, NEW CITY BLOCK 34729A, WEST STAR, UNIT 2, P.U.D., AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN, VOLUME 9542, PAGE 39, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 Owner:
 SANDRA DELGADO

Westar Alamo
 LAND SURVEYORS, LLC.
 BOX 1038 HELOTES, TEXAS 78023-1038
 ☎ (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = 1/2" IRON ROD TO BE SET
 - = 1/2" IRON ROD
 - = RECORD INFORMATION
 - = BUILDING SETBACK
 - = CONTROLLING MONUMENT
 - = FIRE HYDRANT
 - = CALCULATED POINT
 - = LIGHT POST
 - = WATER METER
 - = SEPTIC AREA
 - = CLEAN OUT
 - = ELECTRIC TRANSFORMER
 - = CABLE TELEVISION



I, DAVID L. ELZY, 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.

Handwritten signature of David L. Elzy
 DAVID L. ELZY
 Registered Professional Land Surveyor
 Texas Registration No. 4675

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

Date: 1/31/2023

GF No. _____

Name of Affiant(s): Sara Clayton

Address of Affiant: 7515 Steeple Course, San Antonio, Tx 78256

Description of Property: CB 34729A BLK 1 LOT 101 (WEST STAR SUBD UT-2 PUD) AREA WEST OF IH-10 ANXTN
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 April 26, 2019 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.

Sara Clayton 1/31/2023



SWORN AND SUBSCRIBED this 31 day of January, 2023

Notary Public Mehr Edwards

(TXR-1907) 02-01-2010