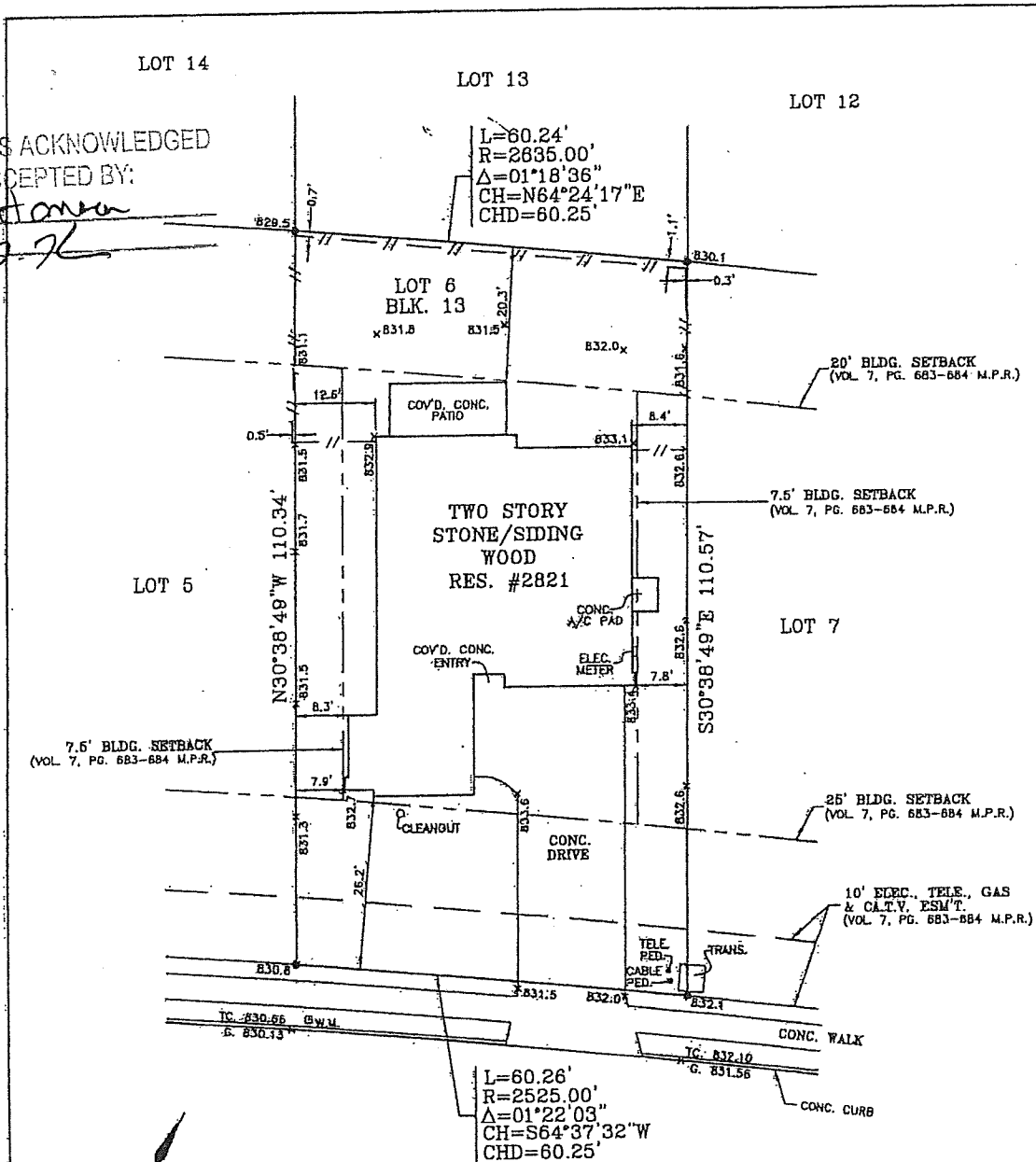


THIS SURVEY IS ACKNOWLEDGED
AND ACCEPTED BY:

Terence Homan
M. S. K.



MINERAL SPRINGS

(50' R.O.W.)
(VOL. 7, PG. 683-684 M.P.R.)

LOT 6 BLOCK 13
SUBDIVISION RIATA, UNIT 3A
VOL. 7, PAGE(S) 683-684, M.P.R.
STREET ADDRESS 2821 MINERAL SPRINGS
CITY SCHERTZ GUADALUPE COUNTY, TEXAS
TITLE COMPANY: TRINITY TITLE OF TEXAS, LLC

NOTES:

1. ACCORDING TO SCALING FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48187C0290 F, DATED NOVEMBER 2, 2007, THIS TRACT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)
2. THIS SURVEY ONLY REFLECTS RECORDED PLAT ENCUMBRANCES AND RESTRICTIVE COVENANTS.
3. SURVEYOR DID NOT ABSTRACT THIS PROPERTY.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:
VOL. 2449, PG. 26 VOL. 2824, PG. 405



LEGEND

F-000.0	FINISH FLOOR ELEVATION	●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE SPECIFIED)
X 150.04	FIELD ELEVATION	○	SET 1/2" IRON ROD WITH FUNDRESH STAMP
---	WOOD FENCE	⊗	WATER MAIN
---	IRON FENCE	⊗	WATER VALVE
□	TRANS.	⊗	WATER VALVE
⊗	TELEPHONE PEDESTAL		
⊗	ELECTRICAL BOX		
⊗	CABLE PEDESTAL		
⊗	BRADSHAW FLOW		
⊗	F.H.		
T.C. 000.00	TOP OF CURB ELEVATION		
B. 000.00	GUTTER ELEVATION		
⊗ P.P.	POWER POLE		
⊗ L.P.	LIGHT POLE		

I HEREBY CERTIFY THAT THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 22ND DAY OF JULY 20 13 A.D.

SCALE: 1"=20' DWN BY: GY CHK BY: LB
REV./ UPDATED:



UNITECH CONSULTING ENGINEERS, INC.

2411 EASTWIND ROAD
SAN ANTONIO, TEXAS 78259
(210) 611-6003 FAX: (210) 611-4279

WWW.UNITECH.COM
TSP/LB NO. 10611426
TSPS REG. NO. F-5419

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

Date: January 19, 2023

GF No. _____

Name of Affiant(s): Nathan Daniel Hansen, Teresa Alexandra Hansen

Address of Affiant: 2821 Mineral Springs Schertz, TX 78108

Description of Property: Single Family Residence

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 March 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): _____

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.

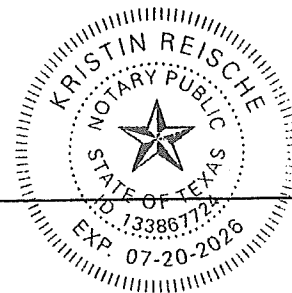
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

Terru Ham

SWORN AND SUBSCRIBED this 19 day of January

Kristin Reisch
Notary Public



2023