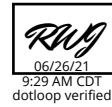
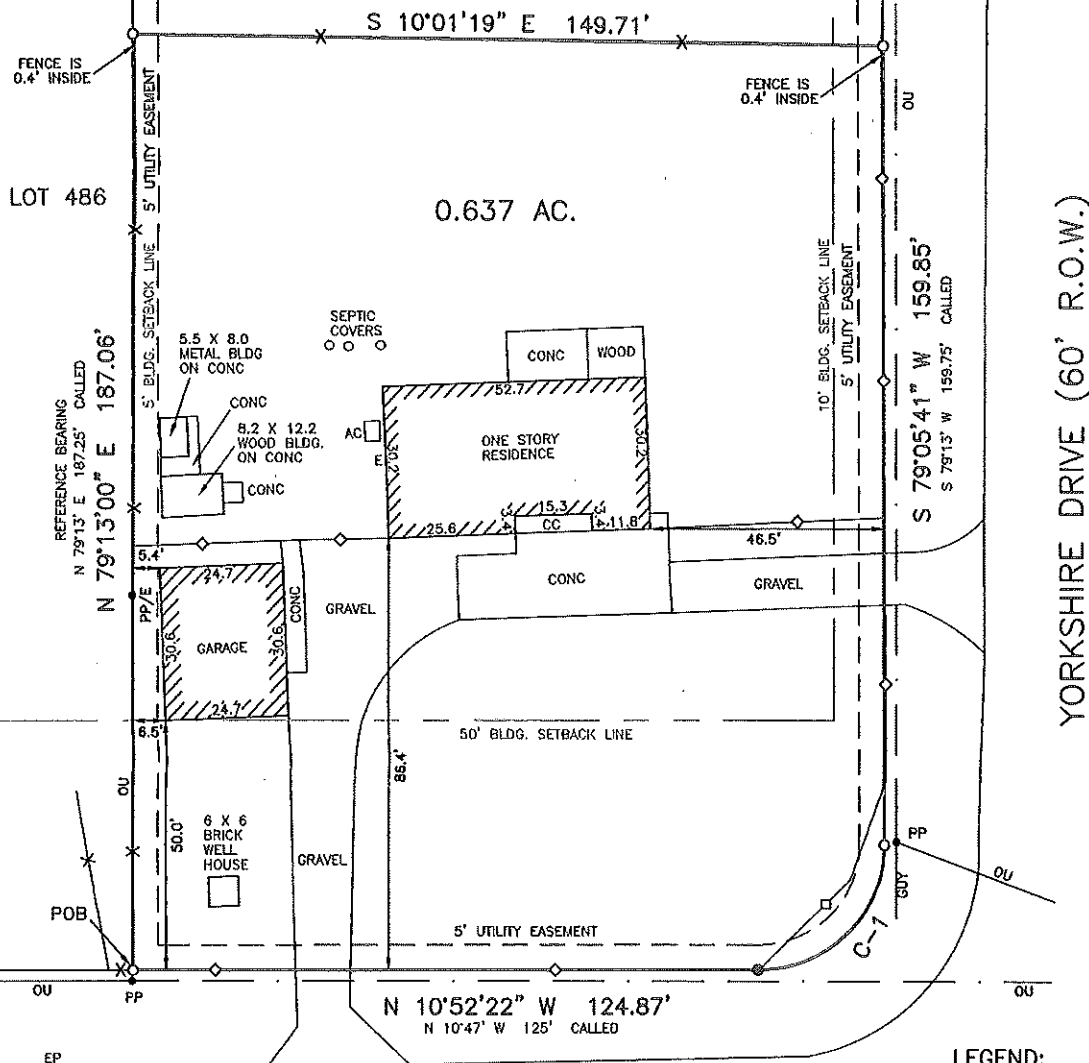


CURVE RADIUS DELTA ANGLE ARC ARC CALLED CHD BRG CHD DIST Scale: 1" = 30'
 C-1 25.00' 90°27'03" 39.47' 39.27' N 55°36'43" W 35.49'



HUGHES/McCLAIN
 EAST 1/2 OF LOT 485
 (200406038194)



GAINSBOROUGH DRIVE (60' R.O.W.)

LEGEND:

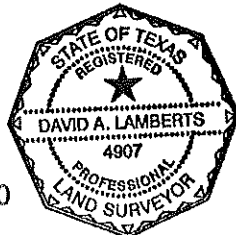
- POB POINT OF BEGINNING
- CC COVERED CONCRETE
- F ELECTRIC METER
- EP EDGE OF PAVEMENT
- PP POWER POLE
- OU OVERHEAD UTILITIES
- AC AIR CONDITIONER
- X WIRE FENCE
- ◇ CHAINLINK FENCE
- FOUND 1/2" REBAR
- FENCE POST

REFERENCE BEARING: OBTAINED FROM SUBDIVISION PLAT.

ADDRESS: 10000 GAINSBOROUGH DRIVE

REFERENCES: VOL. 4, PGS. 20-27
 VOL. 202, PG. 508
 VOL. 297, PG. 482
 VOL. 746, PG. 133
 DOC. #9806012540
 DOC. #200606021192

SURVEY PLAT SHOWING A 0.637 OF AN ACRE
 PARCEL OF LAND OUT OF LOT 485,
 WHISPERING HILLS, COMAL COUNTY, TEXAS,
 AS RECORDED IN VOLUME 4, PAGES 20-27,
 MAP AND PLAT RECORDS OF COMAL COUNTY,
 TEXAS.
 (LEGAL DESCRIPTION PREPARED)



LAMBERTS & ASSOCIATES
 SURVEYING, INC.
 618 COMAL STREET
 NEW BRAUNFELS, TEXAS 78130
 PHONE: (830) 625-0337

THIS PLAT SHOWS THE LOCATION
 OF EASEMENTS, RESTRICTIONS, AND
 BUILDING SETBACK LINES AS SET
 FORTH IN SCHEDULE B OF
 TITLE CO.; FIRST AMERICAN TITLE
 G.F. # 1681243-SA30
 DATED: 03-28-12
 THE SURVEYOR HAS NOT ABSTRACTED
 THE SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
 GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND
 BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS
 FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE
 NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS
 ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE
 WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN
 ABOVE.

David A. Lamberts
 DAVID A. LAMBERTS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 # 4907
 TEXAS REGISTRATION NO.
 SURVEY NOT VALID UNLESS ORIGINAL
 SIGNATURE IS IN RED INK
 JOB # 12-0129
 DATE: 05-02-12

T-47 Residential Real Property Affidavit

(May be Modified as Appropriate for Commercial Transactions)

Date: 1 JUN 2021 GF No. _____

Name of Affiant(s): Jeffrey H. Richards Robin D. Richards

Address of Affiant: 10000 Gainsborough Drive, Spring Branch, TX 78070

Description of Property: Above address - East 1/2 of lot 485 (2004-06038194)

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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since May 2012 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. conveyance, 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 the Title Company or the title insurance 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.

Jeffrey H. Richards
Robin D. Richards

SWORN AND SUBSCRIBED this 01 day of June, 2021

Hannah Maynor
Notary Public

(TAR- 1907) 5-01-08

