

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

Date: _____ GF No. _____
Name of Affiant(s): Michael Valenzuela and Erika Jakobsen
Address of Affiant: 7938 Ashland Springs Lane, Cypress, TX 77433
Description of Property: ABS A00734 P A RATISSEAU SV-1509, TRACT 5, 10.395 ACRES
County Atascosa County, 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.

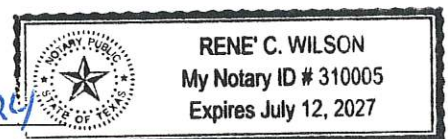
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

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 September 2015 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): Horse barns area & new fence installed along the perimeter & halfway through the property

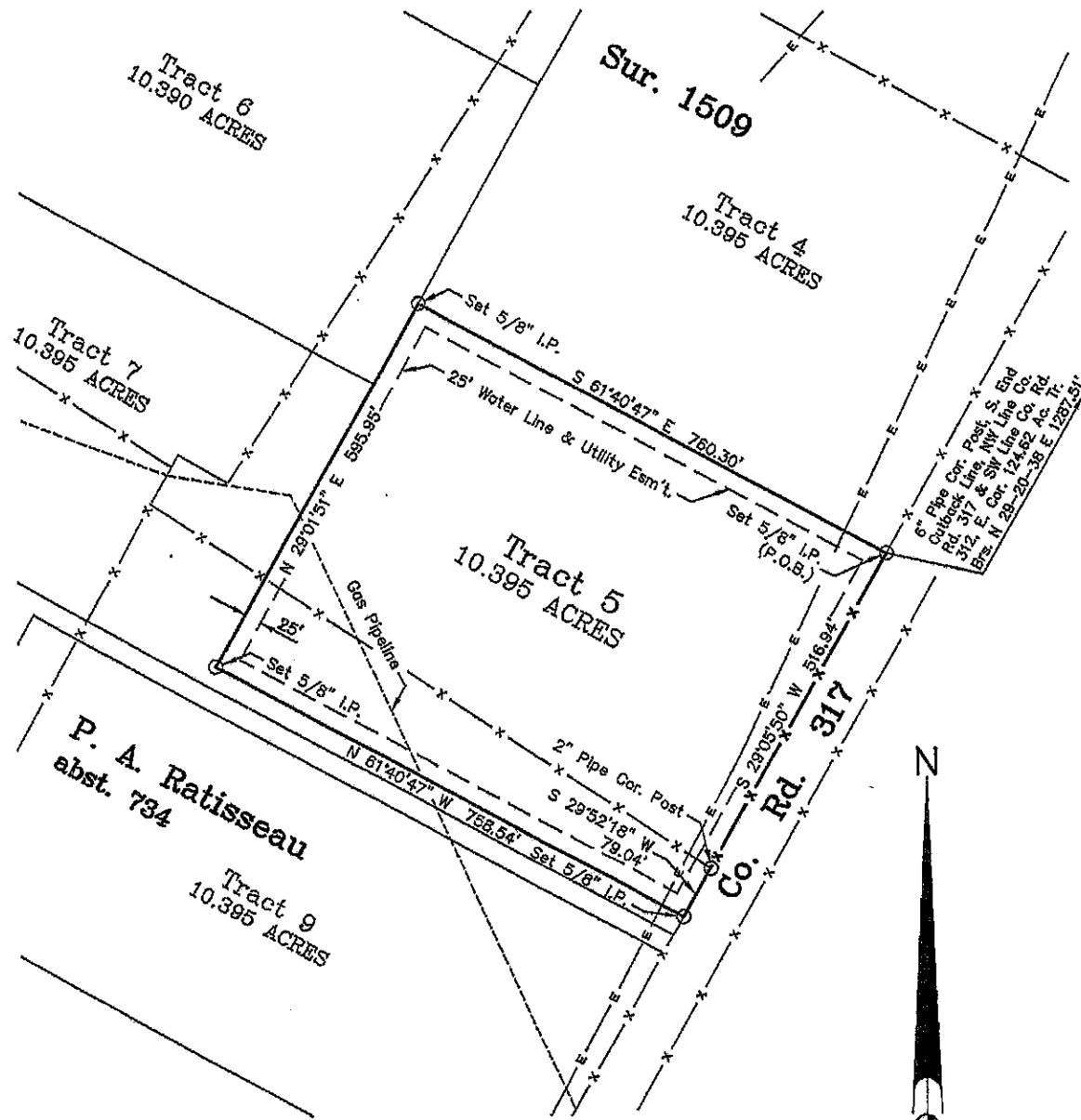
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

DocuSigned by:
 Michael Valenzuela
 Erika Jakobsen
 SWORN AND SUBSCRIBED this 15th day of May, 2024
 Rene C. Wilson
 Notary Public



(TXR 1907) 02-01-2010

Atascosa County, Texas



Scale: 1"=200'

Prepared For: Klutts Investments, LLC

A Plot of 10.395 acres of land situated about 12 miles N 84° W of Jourdanton in Atascosa County, Texas, out of Survey No. 1509, Abstract No. 734, P. A. Ratisseau, original Grantee, being a portion of that certain 124.62 acre tract of land described in a Deed to Klutts Investments, LLC from Huey B. Scott, et ux, dated May 2, 2012, as recorded in Instrument No. 131123 of the Official Public Records of Atascosa County, Texas.

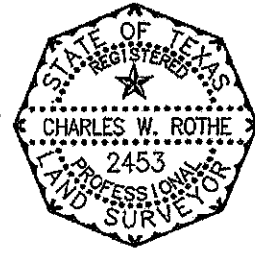
The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 3rd day of August, 2012.



Charles W. Rothe

Charles W. Rothe
Registered Professional Surveyor No. 2453



Charles Rothe & Assoc., Inc.
Engineers & Surveyors
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Hondo, TX 78861
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Fax: (830)426-8160
e-mail: crassoc@hondo.net
www.rothelandsurveyor.com

Revised: 9/14/2015

FIELD NOTES TO DESCRIBE

A survey of 10.395 acres of land situated about 12 miles N 84° W of Jourdanton, in Atascosa County, Texas, out of Survey No. 1509, Abstract No. 734, P. A. Ratisseau, original Grantee, being a portion of that certain 124.62 acre tract of land described in a Deed to Klutts Investments, LLC from Huey B. Scott, et ux, dated May 2, 2012, as recorded in Instrument No. 131123 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin set in fence on the Northwest line of County Road 317 and the Southeast line of said 124.62 acre tract of land for the South corner of a certain adjoining 10.395 acre tract of land, this day surveyed as Tract 4, and the East corner of this survey from which a 6" diameter pipe corner post found at the South end of a cutback line connecting the Northwest line of said County Road 317 and the Southwest line of County Road 312 for the East corner of said 124.62 acre tract of land bears N 29-20-38 E 1287.58 feet;

THENCE: Generally along fence, the Northwest line of said County Road 317, and the Southeast line of said 124.62 acre tract of land, S 29-05-50 W 516.94 feet to a 2" diameter pipe corner post for an angle point and S 29-52-18 W 79.04 feet to a 5/8" iron pin set in fence for the lower East corner of a certain adjoining 10.395 acre tract of land, this day surveyed as Tract 7, and the South corner of this survey;

THENCE: Along the lower Northeast line of said Tract 7, N 61-40-47 W 758.54 feet to a 5/8" iron pin set for an interior corner of said Tract 7 and the West corner of this survey;

THENCE: Along the upper Southeast line of said Tract 7 and the lower Southeast line of a certain adjoining 10.390 acre tract of land, this day surveyed as Tract 6, N 29-01-51 E 595.95 feet to a 5/8" iron pin set on the lower Southeast line of said Tract 6 for the West corner of said Tract 4 and the North corner of this survey;

THENCE: Along the Southwest line of said Tract 4, S 61-40-47 E 760.30 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 13th day of July, 2012.



Charles W. Rothe
Registered Professional Surveyor No. 2453
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Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160

