

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

Date: June 11, 2024 GF No. 18034771
Name of Affiant(s): Krista Weber Huang & Eric Huang
Address of Affiant: 116 Werner Drive, San Marcos, TX 78666
Description of Property: Lot 17, Block 5, Cottonwood Creek Phase 3, Unit 2
County Hays, 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 June 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.

[Signature]
[Signature]

SWORN AND SUBSCRIBED this 11th day of June, 2024.

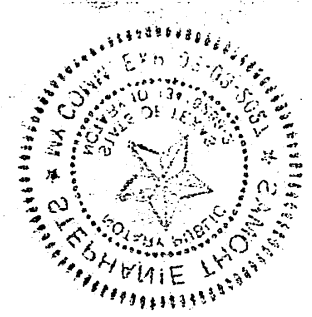
[Signature]

Notary Public

(TXR 1907) 02-01-2010



Handwritten notes and scribbles at the top of the page, including the word "How" and some illegible markings.



Main body of the document containing several paragraphs of extremely faint, illegible text. The text appears to be a formal report or letter, but the characters are too light to be read.

Bottom section of the document, containing a few lines of text that are also illegible due to fading. It appears to be a signature block or a concluding statement.

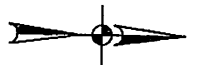
**LOT 17, BLOCK S, COTTONWOOD CREEK PHASE 3, UNIT 2,
RECORDED IN CLERKS FILE NO. 18034771, PLAT RECORDS, HAYS
COUNTY, TEXAS.**

REFERENCE DOCUMENT NO. 2016-16008122, 2016-16008336, 2016-16008337, 2016-16008338, 17014359, 17014360, 17042803, 17042804, 18033087, 18033088, 18036754, 18042847, 18042749, 18044500, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND THOSE ACCORDING TO THE PLAT HEREOF RECORDED IN CFN: 18034771, PLAT RECORDS OF HAYS COUNTY, TEXAS.

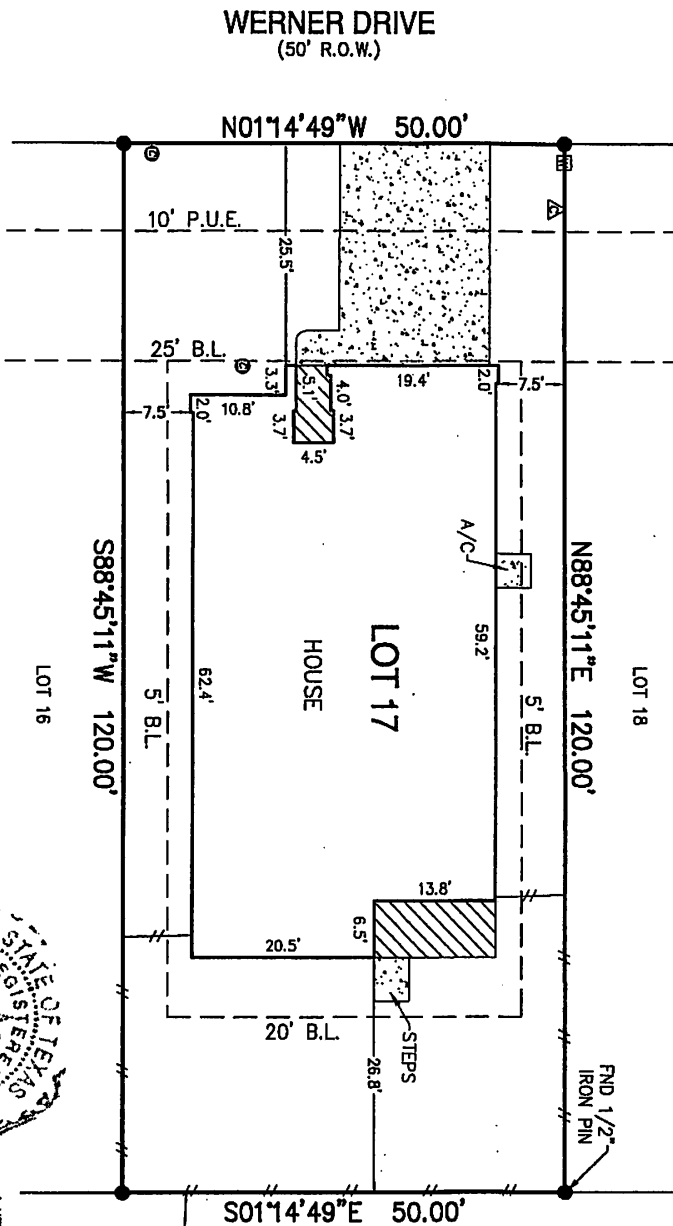
EASEMENT AND RIGHT OF WAY, CONVEYED TO THE CITY OF SAN MARCOS AS DESCRIBED IN DOCUMENT RECORDED IN VOLUME 2441, PAGE 887 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
SUBJECT TO TERMS AND CONDITIONS OF THAT CERTAIN SUBDIVISION IMPROVEMENT AGREEMENT, RECORDED IN DOCUMENT NO. 18034776 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.

SCALE: 1"=20'



- LEGEND:**
- = FND 1/2" IRON PIN W/ CAP STAMPED "PAPE-DAWSON" UNLESS OTHERWISE NOTED
 - B.L. = BUILDING SETBACK LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - () = RECORD CALLS
 - △ = CABLE PEDESTAL
 - ⊞ = WATER METER
 - ⊞ = CLEAN OUT
 - ⊞ = WOOD FENCE
 - ▨ = CONCRETE
 - ▨ = COVERED CONCRETE



Survey Received and Accepted

By: *[Signature]*

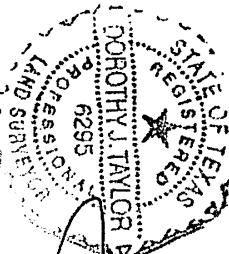
By: *[Signature]*

116 WERNER DRIVE
SAN MARCOS, TEXAS

THIS SURVEY IS CERTIFIED TO
DHI TITLE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 26TH DAY OF JUNE 2019



DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

HMT
ENGINEERING & SURVEYING

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600