

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

Date: 07/05/2023

GF No. _____

Name of Affiant(s): David and Casie Rodriguez

Address of Affiant: Lot 9, Inspiration Loop Fredericksburg, Tx 78624

Description of Property: residential lot

County Kendall, 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 19, 2022 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.

SWORN AND SUBSCRIBED this

5th day of

July

2023

Notary Public

(TXR-1907) 02-01-2010

Century 21, The Hills Realty, 605 N. Llano Fredericksburg, TX 78624
Cindy Maple

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Page 1 of 1

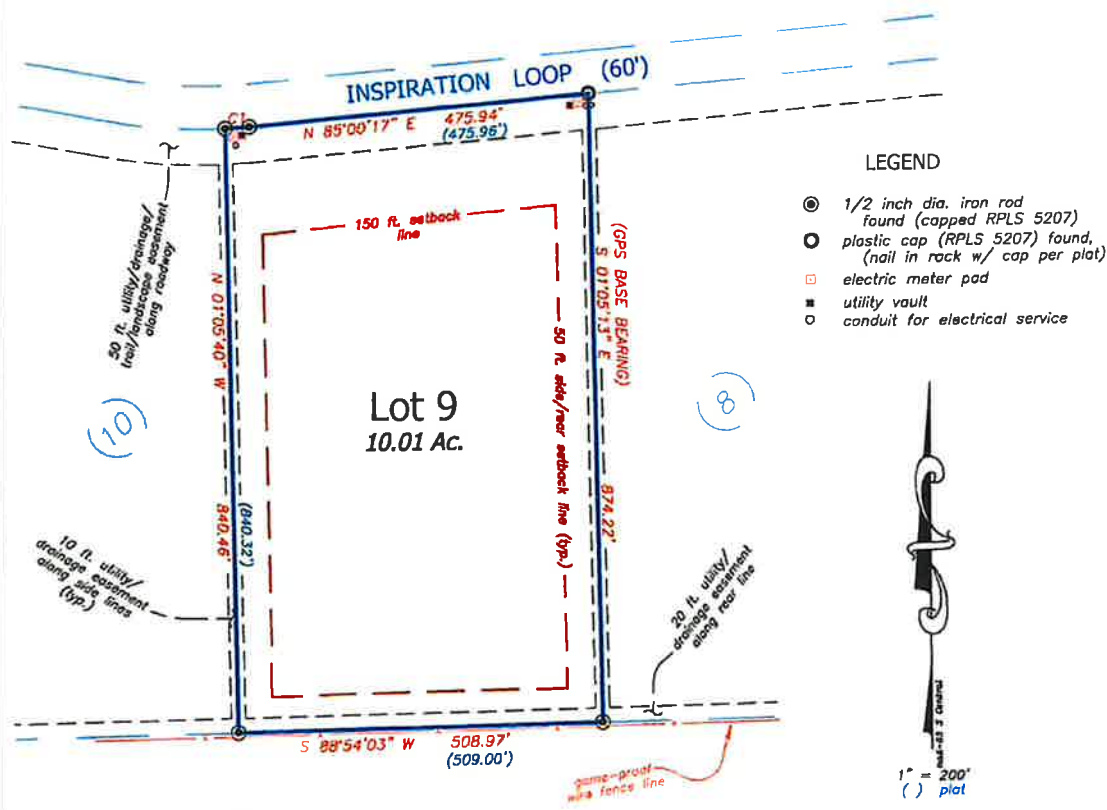
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DATE	das	22
PREPARED BY	das	22-7211
DATE	22-7211	SHEET 1 of 1

PREPARED FOR:
David & Casie Rodriguez
Inspiration Loop
Fredericksburg, TX 78624

TITLE COMPANY:
Hill Country Titles, Inc.
114 East Austin Street
Fredericksburg, TX 78624

LIENHOLDER:
Southstar Bank, S.S.B.



Vol. 592
Pg. 811
Kendall Co. Official Records

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	34.27'	750.00'	241.74°	N 85°31'30\"	34.27'

This tract is subject to the following easements listed in Hill Country Title's Commitment for Title Insurance, G. F. No. 222-415, issued April 7th, 2022:

- Restrictive Covenants of record in Vol. 9, Pg. 79, Kendall County Plat Records and in Vol. 1638, Pg. 382; Vol. 1640, Pg. 753 & Vol. 1679, Pg. 92, Official Public Records, Kendall Co., TX.
- Building setback lines per plat in Vol. 9, Pg. 79, Kendall Co. Plat Records. SHOWN HEREON
- Public utility, drainage, trail and landscape easement along Lot 1000, Block Z (Inspiration Loop) per plat in Vol. 9, Pg. 79, Kendall Co. Plat Records. SHOWN HEREON.
- Right of Way Easements to Central Texas Electric Cooperative, Inc. recorded in Vol. 1620, PG. 423 & Vol. 1640, Pg. 297; Official Public Records of Kendall Co., TX.

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.


Dale Allen Sultemeier
Registered Professional Land Surveyor
No. 4542 - State of Texas



04-19-2022



SULTEMEIER
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Lot 9
HIDDEN SPRINGS
Volume 9 - Page 79
Kendall County Plat Records
Kendall County, TX