

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: _____ GF No. _____

Name of Affiant(s): Jodie Huskerson

Address of Affiant: 11 Garden Square, San Antonio, TX 78209

Description of Property: NCB 12169 Block 1, Lot 16, Sunset Rd Area II AH

County Bexar, 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 2/23/2006 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.

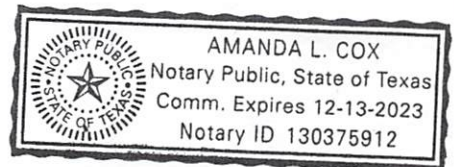
6. We understand that we have no liability to Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Jodie Huskerson
Jodie Huskerson 7-5-22

SWORN AND SUBSCRIBED this 5th day of July, 2022.

[Signature]

Notary Public



PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 8200, PG. 42, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

LEGEND	● = FND 1/2" IRON ROD	□ = CONTROLLING MONUMENT	⊙ = POWER POLE	B.S. = BUILDING SETBACK
	✕ = FND "X" ON CONCRETE	⊞ = TELEPHONE PEDESTAL	— = OVERHEAD ELECTRIC	U.E. = UTILITY EASEMENT
	△ = NAIL IN CONCRETE	⊙ = CABLE TELEVISION	— = WIRE FENCE	D.E. = DRAINAGE EASEMENT
	□ = FENCE POST	() = RECORD INFORMATION	— = WOOD FENCE	E.E. = ELECTRIC EASEMENT
	○ = 1/2" IRON ROD SET W/ CAP STAMPED "WESTAR"		— = CHAIN LINK FENCE	M.E. = MAINTENANCE EASEMENT

As noted from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480045, Pond No. 0289 E. Panel Dated 1-1-92, this tract is in Zone(s) 2 and is not in a special flood hazard zone. This flood zone information is to be used for informational purposes only. This surveyor does not certify to any information provided by FEMA.

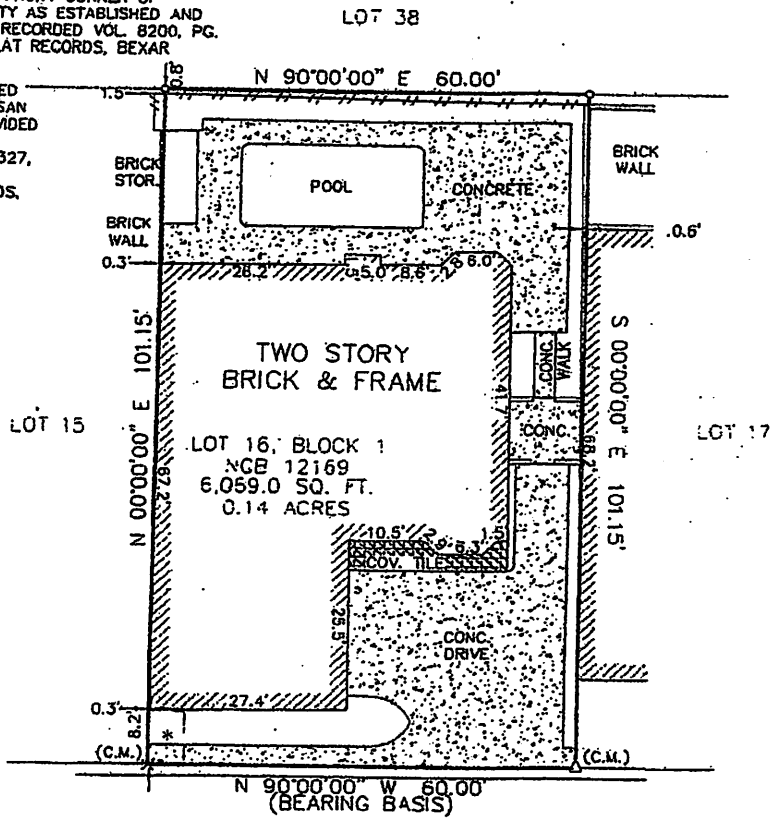
Any floodplain data hereon is as provided by FEMA and is only as current as the date of the map panel thereon. No representation is made by the surveyor as to the probability of a flood occurring at any given place or time, the surveyor is limited to show only the elevation of points within his area or scope of work.

Handwritten signature: X by [unclear]

NOTE: BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

NOTE: THIS LOT IS SUBJECT TO A DUAL WATER SERVICE AND TELEPHONE EASEMENT LOCATED AT THE FRONT CORNER OF SUBJECT PROPERTY AS ESTABLISHED AND SHOWN ON PLAT RECORDED VOL. 8200, PG. 42, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

NOTE: EASEMENT GRANTED TO THE CITY OF SAN ANTONIO AS PROVIDED BY INSTRUMENT RECORDED VOL. 1327, PG. 482, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.



SCALE: 1"=20'

GARDEN SQUARE (50' R.O.W.)

TITLE COMPANY: PRESIDIO TITLE	
PROPERTY ADDRESS 11 GARDEN SQUARE	BORROWER WILLIAM E. DUNLAP JR. AND LINDA LEE ROBERTS
PROPERTY DESCRIPTION LOT 16, BLOCK 1, NCB 12169, GARDEN COURT, (PLANNED UNIT DEVELOPMENT), CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 8200, PG. 42, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	

Westar Alamo
LAND SURVEYORS, INC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999



I, JOSE ANTONIO TREVINO, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Handwritten signature of Jose Antonio Trevino

JOSE ANTONIO TREVINO
Registered Professional Land Surveyor
Texas Registration No. 5552

G.F. NO. 102254	JOB NO. 19383	DATE: FEBRUARY 23, 2006
DRAWN BY: J.K.		