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

Date: 26 July 2022 GF No. _____

Name of Affiant(s): Jennifer Cadwell

Address of Affiant: 145 Addax Dr, San Antonio, TX 78213-3926

Description of Property: NCB 10184 BLK 3 LOT 12

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 TX, 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."): Jennifer Cadwell

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 3/25/2021 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.

Jennifer Cadwell

SWORN AND SUBSCRIBED this 26th day of July, 2022.

Notary Public

Jeffrey D. Isthmon, MSgt, USAF

NOTARY PUBLIC AUTHORIZED TO ACT UNDER 10 U.S.C. 1044A

SEAL

T-47-1901 / 02-01-2010

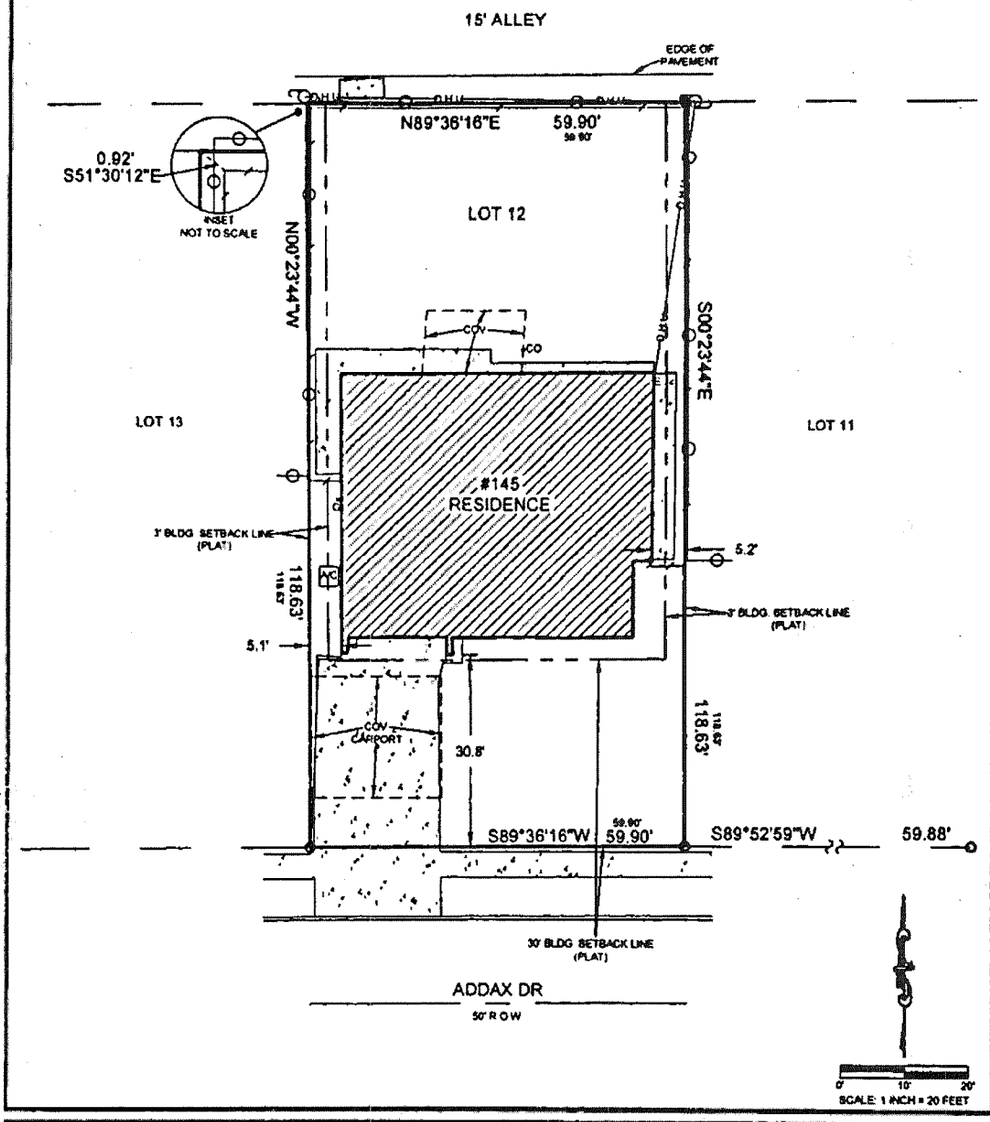


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SUBJECT TO THE FOLLOWING RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS ACCORDING TO SCHEDULE B OF TITLE COMMITMENT ISSUED BY EXCEL TITLE GROUP, LLC ISSUED JULY 13 2020 G F NO 20-00063378AR

VOL 2805 PAGE 210 DEED AND PLAT RECORDS VOL 2925 PAGE 343 DEED RECORDS VOL - PAGE - - RECORDS

NOTES
1 ONLY VISIBLE IMPROVEMENTS SHOWN HEREON CALL 811 FOR UTILITY LOCATES PRIOR TO ANY DIGGING OR CONSTRUCTION
2 BASIS OF BEARINGS TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS)




SURVEY OF: LOT 12, BLOCK 3, NEW CITY BLOCK 10184, DELL VIEW ADDITION, UNIT 1, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2805, PAGE(S) 210, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

ADDRESS 145 ADDAX DR, SAN ANTONIO, TX 78213
JOB NO. 894-778
CERTIFIED TO: GGO PROPERTIES, LLC
EXCEL TITLE GROUP, LLC

RECORD INFORMATION
N89°27'41"E
65.00'
AS MEASURED IN FIELD
S33°29'20"W
161.24'

Legend:
- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- UTILITY POLE
- OHU OVERHEAD UTILITY
- CO - CLEANOUT
- G - GAS METER
- COV COVERED (VOLUME/PAGE)
- E - ELEC METER
- W - WATER METER
- 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS"

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1635 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-754 & T.B.P.L.S. 10011700

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION

STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL LAND SURVEYOR

JOEL CHRISTIAN JOHNSON, R.P.L.S.
JULY 21, 2020
DATE

© 2020

8/11/22