

The State of Texas,
County of Kerr.

I hereby certify that I am the owner of the property shown and designated hereon for subdivision, and that I hereby adopt this plan of subdivision with my free consent, and dedicate to the use of the public forever all roads and easements shown for the purposes and consideration therein expressed.

Warren Peck
Warren Peck

The State of Texas,
County of Kerr.

Before me, the undersigned authority, personally appeared Warren Peck, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and acknowledged to me that he executed same for purposes stated and expressed therein.

Given under my hand and seal of office this 29th day of June, 1978.

[Signature]
Notary Public in and for Kerr County, Texas

The State of Texas,
County of Kerr.

I hereby certify that this plat is an accurate representation of the property shown and described hereon and was prepared from an actual survey of the property made under my supervision on the ground.

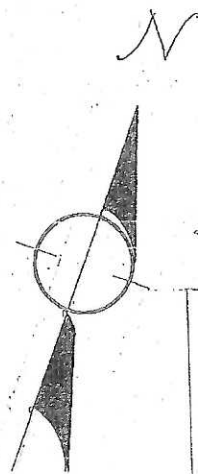
[Signature]
Charles E. Offner
Registered Public Surveyor
June 29, 1978

The State of Texas,
County of Kerr.

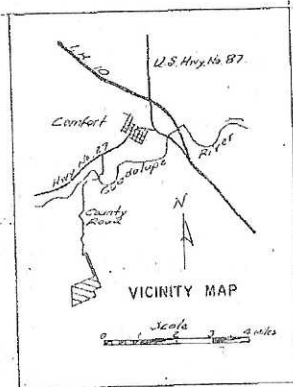
Approved by the Commissioners Court of Kerr County, Texas, on the 12th day of July, 1978, by order No. 13320 of said Court, filed for record on the 12th day of July, 1978, at 1:15 o'clock P.M., and recorded on the 12th day of July, 1978 at 2:13 o'clock P.M. in Volume E page 125 of the Plat Records of Kerr County, Texas.

[Signature]
Emmie M. Muenker, Clerk
Kerr County, Texas

SURVEY No. 2
Robert Sparks (W/2 B.S.F.)
Abst. No. 956



Scale 1" = 300'



ARMADILLO ESTATES

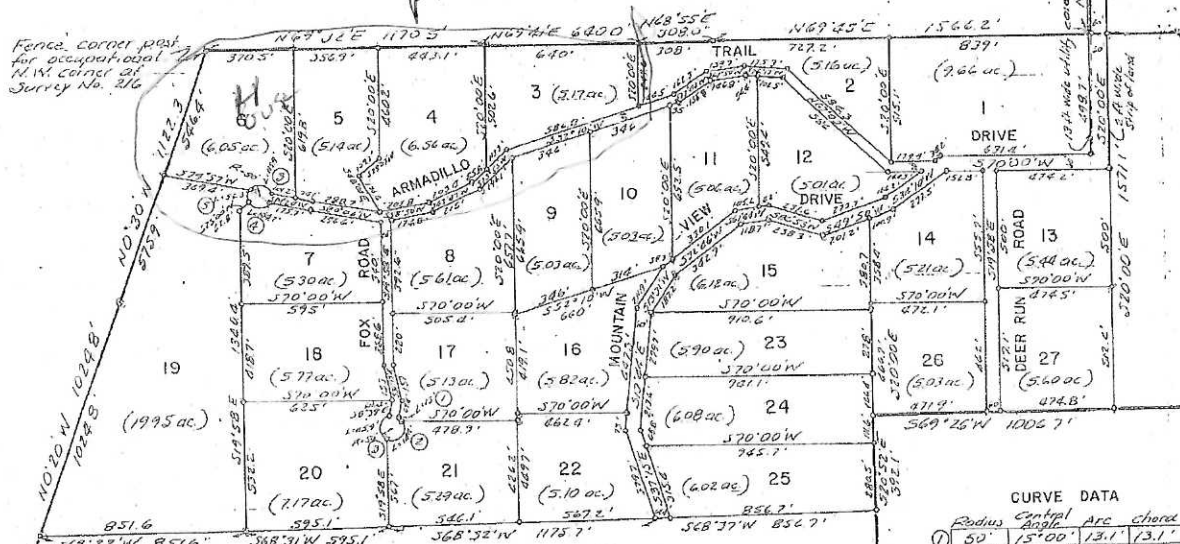
UNIT NO. 1

A SUBDIVISION OF 186.0 ACRES OF LAND, COMPRISING ACREAGE, MORE OR LESS, OUT OF THE FOLLOWING SURVEYS:

- Q8 AC. PART OF SURVEY NO. 2, ROBERT SPARKS, ABST. NO. 956
- 6.4 AC. PART OF SURVEY NO. 1, A. B. & M., ABST. NO. 8
- 178.8 AC. PART OF SURVEY NO. 216, LEO LINDNER, ABST. NO. 1437

SITUATED IN KERR COUNTY, TEXAS

Fence corner post
for occupational
N.W. corner of
Survey No. 216



CURVE DATA

Radius	Chord	Angle	Area	Chord	Area
50'	15'00"	13.1'	6.6'		
50'	14'50"	14.4'	7.2'		
50'	12'50"	11.5'	9.1'		
50'	12'00"	10.4'	8.6'		
50'	10'00"	5.2'	5.0'		

SURVEY No. 216
Leo Lindner (N 1/2 H.E. Ry. Co.)
Abst. No. 1437

SURVEY No. 1
A. B. & M.
Abst. No. 8

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: July 10, 2026 GF No. _____
Declarant: Kim Moore Herschel Moore Jr
Description of Property: 421 Armadillo Trail Comfort Tx
County Kendall, Texas
Date of Survey: 7-5-2006

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, 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 construction occurred on or near the boundary of 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):

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Kim Moore</u>.</p> <p>My date of birth is <u>07/26/2067</u>.</p> <p>and my address is <u>421 Armadillo Trl Comfort</u>.</p> <p>_____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed: <u>Kim Moore</u> Declarant</p>	<p>My name is <u>Herschel Moore Jr</u>.</p> <p>My date of birth is <u>11/03/2066</u>.</p> <p>and my address is <u>421 Armadillo Trl Comfort</u>.</p> <p>_____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed: <u>Herschel Moore Jr</u> Declarant</p>
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