

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 1-10-25

GF No. _____

Name of Affiant(s): Scott Allen Kopplin, Mary Elaine Kopplin

Address of Affiant: 4843 Zion Hill, Seguin, TX 78155

Description of Property: LOT:1 PT OF BLK; ADDN:HICKORY FORREST 8.4900 AC.

County Guadalupe, Texas

Date of Survey: 11/23/2009

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant 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 Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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):

None

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

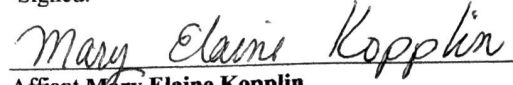
I declare under penalty of perjury that the foregoing is true and correct.

Signed:

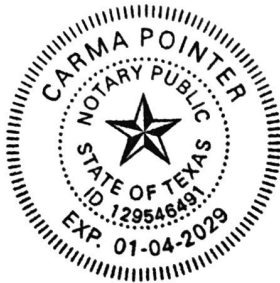

Affiant **Scott Allen Kopplin**

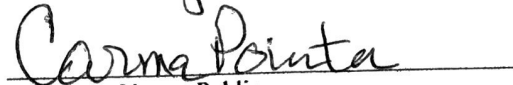
I declare under penalty of perjury that the foregoing is true and correct.

Signed:

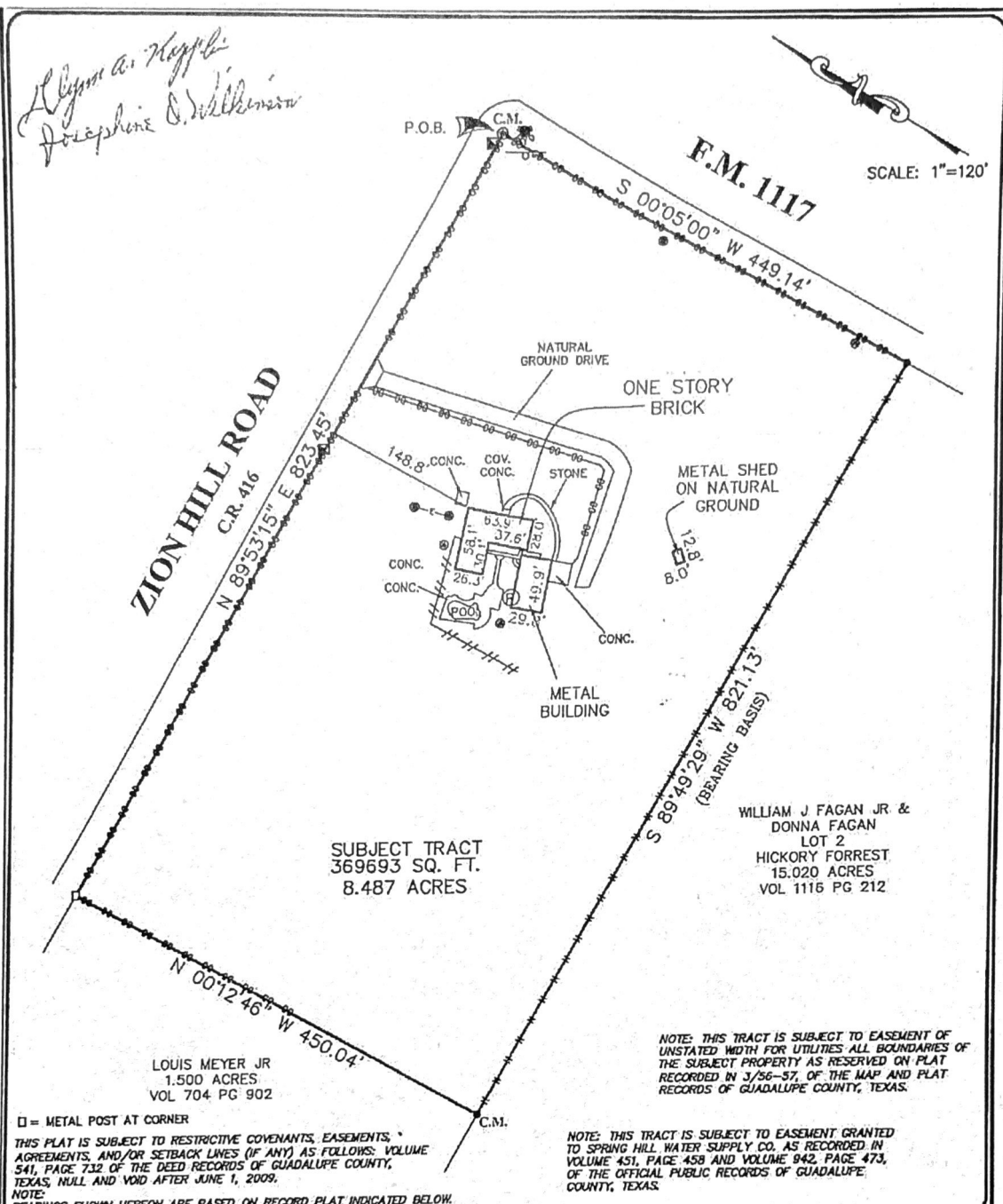

Affiant **Mary Elaine Kopplin**

SWORN AND SUBSCRIBED this 10 day of January, 2025




Notary Public

*Glynn A. Kopplin
Josephine O. Wilkinson*



THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 541, PAGE 732 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, NULL AND VOID AFTER JUNE 1, 2009.

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

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48187C, Panel No. 0410 E, which is Dated 11/02/2007. By acting from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any action to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:
4843 ZION HILL ROAD
C.R. 416

Property Description:
AN 8.487 ACRE TRACT OF LAND ALSO KNOWN AS LOT 1, HICKORY FORREST, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGES 56-57 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS; SAVE AND EXCEPT THAT 4.00 ACRE TRACT DESCRIBED IN VOLUME 637, PAGE 249, DEED RECORDS; AND A 1.0 ACRE TRACT DESCRIBED IN VOLUME 704, PAGE 902, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 8.487 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE.

Owner:
GLYNN A. KOPPLIN & JOSEPHINE O. WILKINSON

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

LEGEND

- = SET 1/2" IRON ROD
- = FND 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊙ = FND 1" PIPE
- ⊕ = TELEPHONE PEDESTAL
- ⊖ = WATER VALVE SIGN
- = WIRE FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- ⊙ = POOL PUMP
- ⊕ = FIRE HYDRANT

DRAWN BY: JR

STATE OF TEXAS
REGISTERED
JOSE ANTONIO TREVINO
5552
PROFESSIONAL
LAND SURVEYOR

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.

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

Being an 8.487 acre tract of land out of Lot 1, Hickory Forrest Subdivision according to plat recorded in volume 3, pages 56-57, Map and Plat records of Guadalupe County, Texas, Save and Except a 4.00 acre tract described in Volume 637, page 249, Deed Records, a 1.50 acre tract described in Volume 704, Page 902, Official Public Records and a 1.00 acre tract described in Volume 704, Page 906, Official Public Records, all in Guadalupe County, Texas, said 8.487 acres being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found at the intersection of the south right-of-way line of C.R. 416 (Zion Hill Road) and at the west right-of-way line of F.M. 1117 and the northeast corner of said Lot 1;

THENCE South 00°05'00" West at a distance of 449.14 feet along the west right-of-way line of F.M. 1117 to a 1/2" iron rod found at the southeast corner of Lot 1 and the northeast corner of Lot 2 of said Hickory Forrest Subdivision, said iron rod being the southeast corner of the herein described tract;

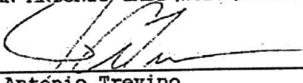
THENCE South 89°49'29" West a distance of 821.13 feet along the common line of said Lot 1 and Lot 2 to a 1/2" iron rod found at the southeast corner of said 1.50 acre tract, said iron rod being the southwest corner of the herein described tract;

THENCE North 00°12'46" West a distance of 450.04 feet to a 6" diameter metal fence corner found at the northeast corner of said 1.50 acres and on the south right-of-way line of C.R. 416, said iron rod being the northwest corner of the herein described tract;

THENCE North 89°53'15" East a distance of 823.45 feet along the south right-of-way line of C.R. 416 to the POINT OF BEGINNING and containing 8.487 acres or 369,693 square feet of land.

Note: I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.

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Jose Antonio Trevino
Registered Professional Land Surveyor
Texas Registration No. 5552
November 20, 2009

