T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: May 24, 2021 GF No. _____

Name of Affiant(s): Jennifer and Stephen Schmidt

Address of Affiant: 8715 Melrose, San Antonio, Tx 78250

Description of Property: NCB 18557 BLK 2 Lot 26 (Mainland Square UT-1 PUD)

County Bexar, Texas

Name of Title Company _____

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.") Jennifer and Stephen Schmidt
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 Aug. 7, 1999 (date of existing survey) 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:)

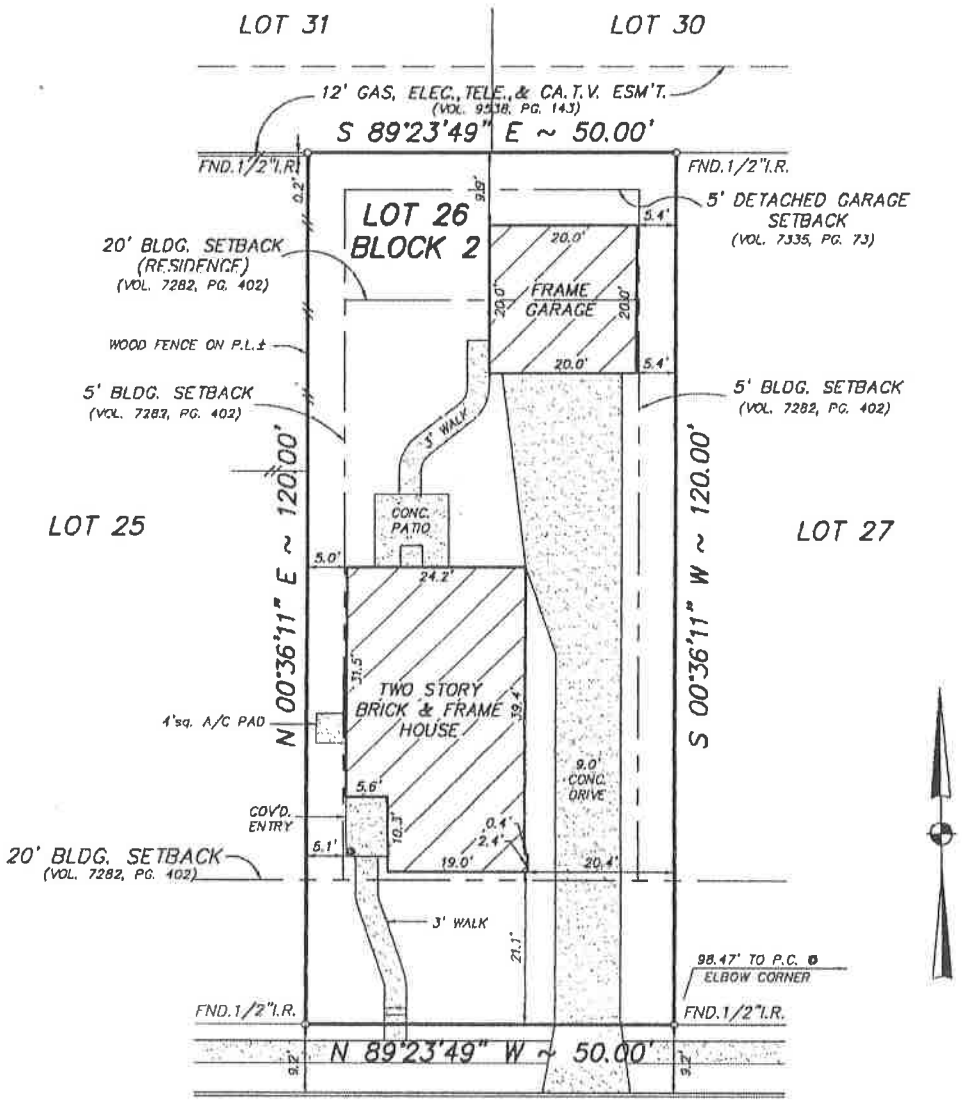
   None. ~~improvements~~ yes
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any 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.

Affiant Affiant

SWORN AND SUBSCRIBED this 24 day of May, 2021

Notary Public

CRYSTAL M. KOLTON BURT
Notary Public, State of Texas
Comm. Expires 02-03-2023
Notary ID 128510280



RESTRICTIONS:
VOL. 9538, PG. 143, DPR
VOL. 7282, PG. 402, RPR =
CONTAINS BLANKET UTILITY INGRESS-EGRESS ESM'T.

AMENDED IN:
VOL. 7335, PG. 73, RPR

MELROSE

(50' R.O.W.)
(VOL. 9538, PG. 143)

PURCHASER: ANDREW & JENNIFER SCHEIDT
G.F. No.: 98398A

ADDRESS:
8715 MELROSE
LOT AREA = 6,000 sq.ft.

NOTES:
1. DIRECTIONAL CONTROL LINE = CENTERLINE
2. ═══ = DENOTES CONCRETE CURB.
3. BEARING BASIS = PLAT AS REFERENCED BELOW
4. INSET OR OUTSET DIMENSIONS FOR FENCES, IF ANY, ARE TO CLOSEST EDGE OF POST.
5. THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE X ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #48029C0244 E, DATED FEBRUARY 16, 1996. ZONE X IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE. SCALE: 1"=20'

LAND TITLE SURVEY OF

LOT 26, BLOCK 2
N.C.B. 18557
MAINLAND SQUARE SUBDIVISION, UNIT 1

PLANNED UNIT DEVELOPMENT
SAN ANTONIO, BEXAR COUNTY, TEXAS
PLAT REFERENCE:
VOL. 9538 PAGE 143 DATE NOV. 3, 1997

WE, MAVERICK LAND SURVEYING COMPANY, HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY, AND WE CERTIFY THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

BY: Otto P. Bernhardt

STATE OF TEXAS
REGISTERED
OTTO P. BERNHARDT
4774
PROFESSIONAL
LAND SURVEYOR

Maverick
Land Surveying Co.
1656 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9455, Fax 342-9524

F.W. BY: K.W.
DATE 8-7-99
JOB NO. 7790
DRN.: J.D. CKD.: OPB