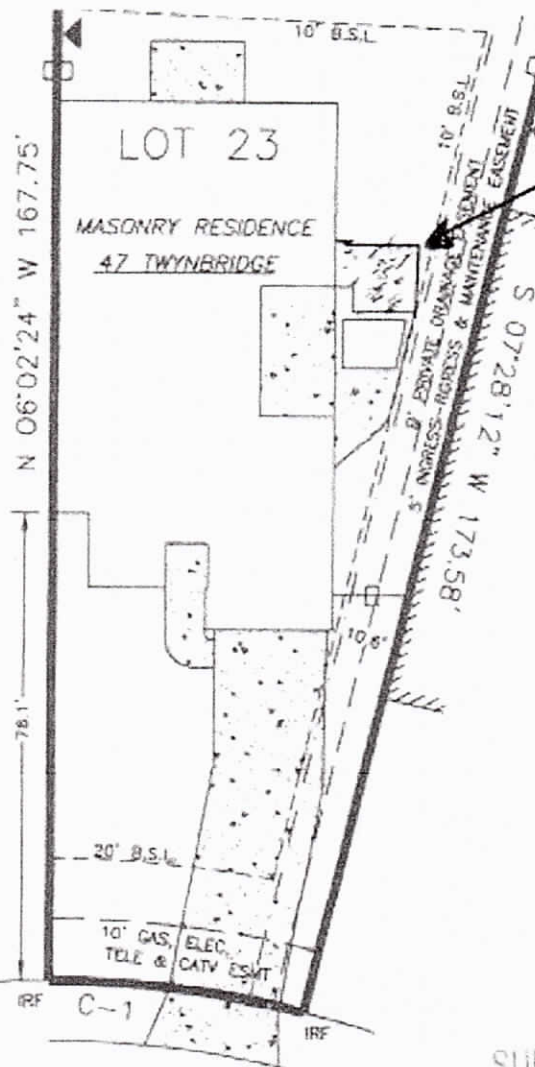


LOT 24



LOT 22

TWYNBRIDGE
PRIVATE STREET LOT 1, BLOCK 2

SURVEY ACKNOWLEDGED BY:

Diane Warran

NOTES:

PER DEED RESTRICTIONS, THERE IS AN 8" WIDE MASONRY WALL AND 1/2" EASEMENT ON EACH SIDE OF EACH ZERO LOT LINE. TOO SMALL TO SHOW GRAPHICALLY.

BASIS OF BEARING: PLAT VOL 9568, PG 123

REFERENCE:

ALL NOTES ON RECORD PLAT

COVENANTS AND RESTRICTIONS RECORDED IN VOL. 12097, PG. 411

LEGEND

► : INDICATES ZERO LOT LINE

IRF = 1/2" IRON ROD FOUND

B.S.L. = BUILDING SETBACK LINE

CURVE TABLE

CURVE	Δ	RADIUS	LENGTH	CHORD
C1	13° 30' 55"	175.00'	41.28'	N 89° 17' 04" W, 41.18'

BROWN SURVEYING CO.

6901 TIERRA BONITA

SAN ANTONIO, TX. 78263 (210) 648-3697

PLAT OF SURVEY

LOT 23, BLOCK 5, NCB 17728,
ROSEHEART UNIT-3, PLANNED
UNIT DEVELOPMENT, VOL. 9568,
PG. 121-123, DEED AND PLAT
RECORDS, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJOINING PROPERTY EXCEPT AS SHOWN HEREON.

This the 20th day of DECEMBER, 2007 A.D.

KERRY J. BROWN

R.P.L.S. NO. 4916

Field Book _____ Page _____ Job No. 07321

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: October 21, 2026 GF No. _____
Declarant: Darryl and Patricia Smith
Description of Property: 47 Twynbridge San Antonio, TX 78259
County Bexar, Texas
Date of Survey: December 20th 2007

"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):

ADDED TREX DECK, WOOD PERGOLA AND
TALL ARBOR.

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.

My name is Darryl R Smith.
My date of birth is 08/10/1945.
and my address is 47 Twynbridge, San Antonio,
TX 78259

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

Executed in Bexar County,
State of Texas, on the
26th day of October, 2026.

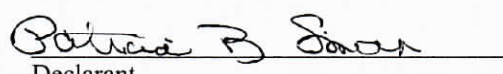
Signed:

Declarant

My name is Patricia B Smith.
My date of birth is 06/27/1947.
and my address is 47 Twynbridge, San Antonio,
TX 78259

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

Executed in Bexar County,
State of Texas, on the
26th day of October, 2026.

Signed:

Declarant