

GENERAL NOTES

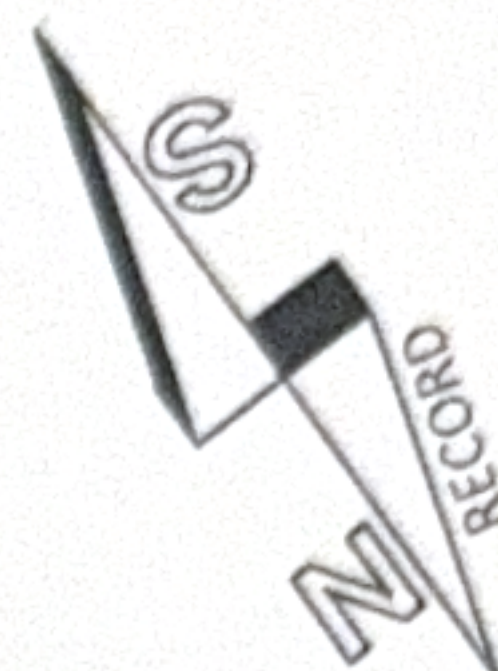
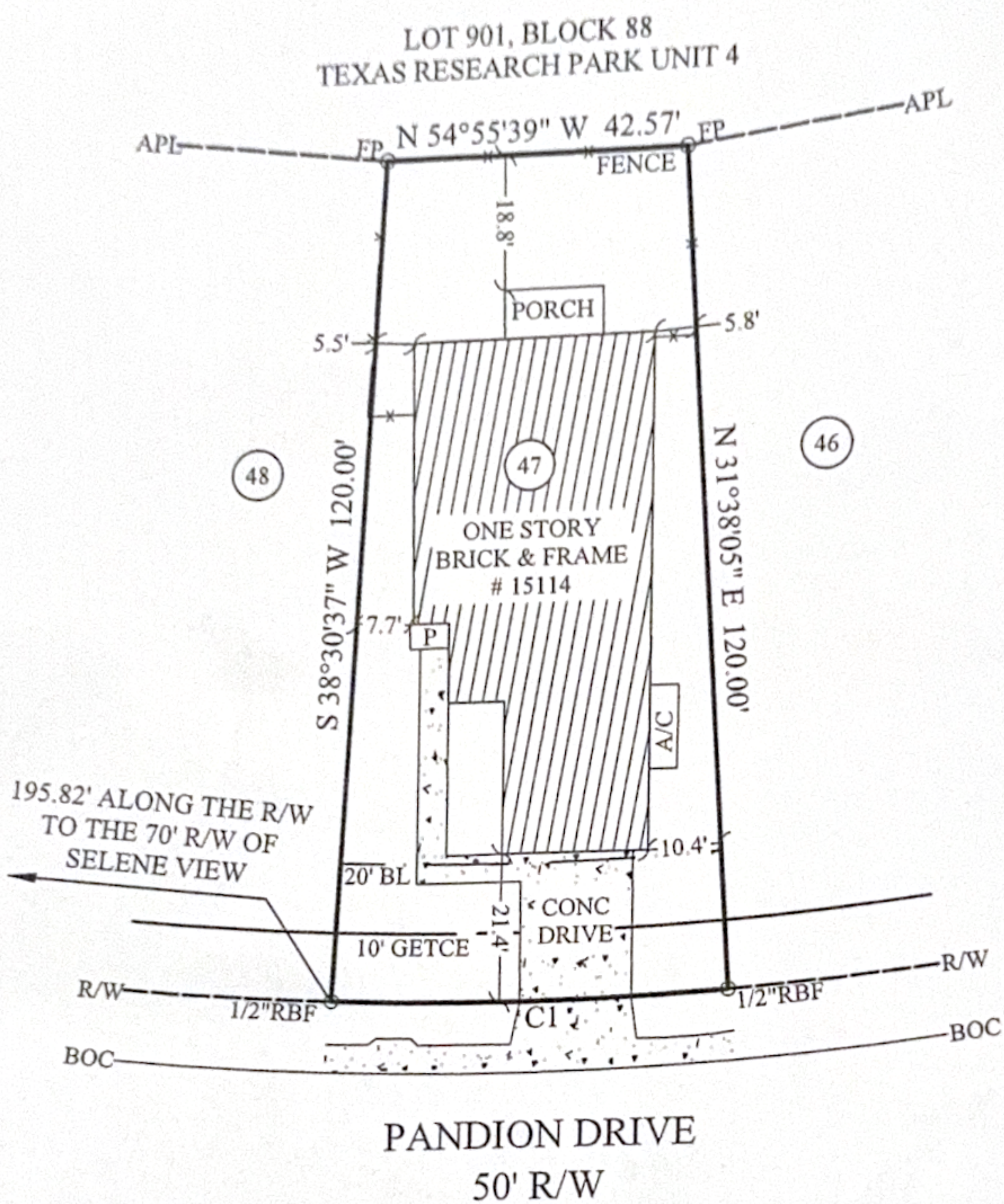
1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER AND CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 39,909 FEET.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
8. EQUIPMENT USED: TOPCON APL1 TOTAL ROBOTIC STATION.

Curve	Radius	Length	Chord	Chord Bearing
C1	475.00	57.00	56.97	S 54°55'39" E

30' 0' 30'
GRAPHIC SCALE: 1" = 30'

ADDRESS: 15114 PANDION DRIVE

AREA: 5,994 SF ~ 0.14 ACRES
PLAT VOLUME 9718, PAGES 190-198
MFFE: 903.1'



LEGEND:

BL- Building Line
UE- Utility Easement
R/W- Right of Way
GETCE- Gas, Electric, Telephone, & Cable TV Easement
N/F- Now or Formerly
APL- Approximate Property Line
BOC- Back of Curb
MFFE- Minimum Finished Floor Elevation
P- Porch
RBF- Rebar Found
AC- Air Conditioner
CONC- Concrete
FP- Fence Post

COMMON PRIVACY
FENCES CONSTRUCTED
BY BUILDER

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

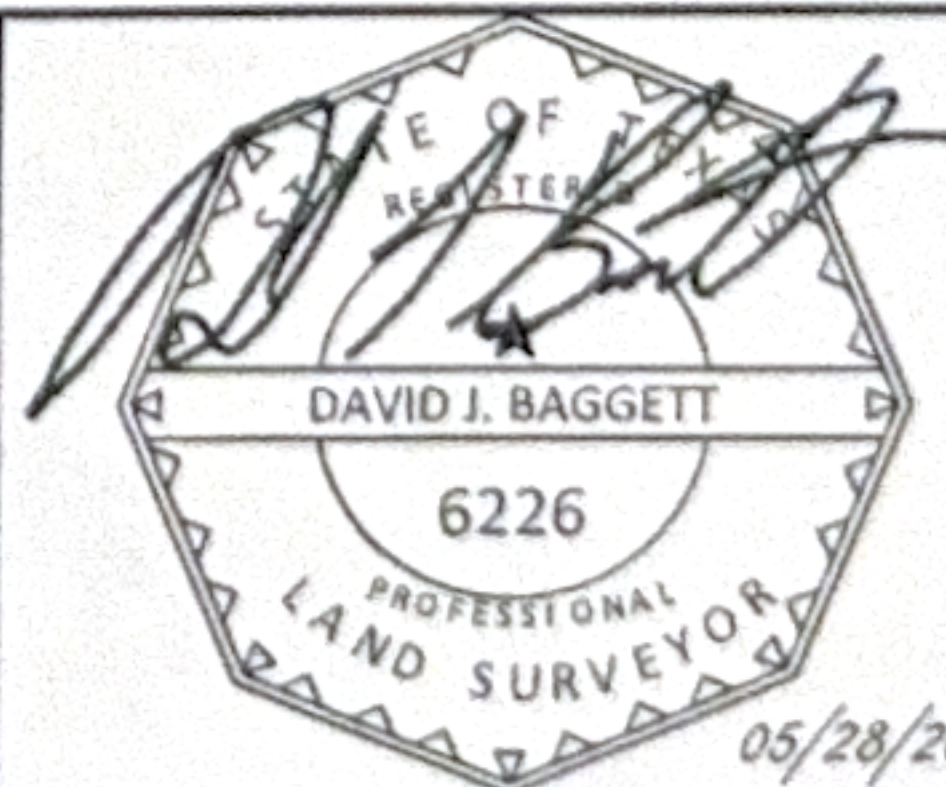
SURVEY FOR:
RAUSCH COLEMAN

SUBDIVISION: TEXAS RESEARCH PARK, UNIT 4
LOT: 47 BLOCK: 88 CB: 4347
BEXAR COUNTY, TEXAS

FIELD WORK DATE: 05/28/2020
20200504376 RC FC: BR

CARTER & CLARK
LAND SURVEYORS AND PLANNERS

3090 Premiere Parkway, Suite 600
Duluth, GA 30097
Ph: 770.495.9793
Toll Free: 866.637.1048
www.carterandclark.com
FIRM LICENSE: 10193759



X *Herando Rude Morales*

X *Cesar Rude Morales Jr*

**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: 10/29/26 GF No. _____
 Declarant: Meranda Morales
 Description of Property: CB 4347B (TEXAS RESEARCH PARK UT-4), BLOCK 88 LOT 47
 County Bexar, Texas
 Date of Survey: 05/28/2020

"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, 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 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>Meranda Morales</u>.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</p> <p>_____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Bexar</u> County, State of <u>Texas</u>, on the _____ day of <u>10/29/26</u>, _____.</p> <p>Signed:  <u>Meranda Morales</u> Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</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: _____ Declarant</p>
--	---