

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 4/17/23 GF No. 51031  
Name of Affiant(s): April B. Masey  
Address of Affiant: 201 Amber Dr., Comfort, TX 78013  
Description of Property: 14 US Hwy 87, Comfort, TX, 78013  
County: Kendall, Texas

"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 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."): \_\_\_\_\_

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 03/26/2022 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, replatting, 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. 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.

April B Masey

SWORN AND SUBSCRIBED this 17 day of April, 2023

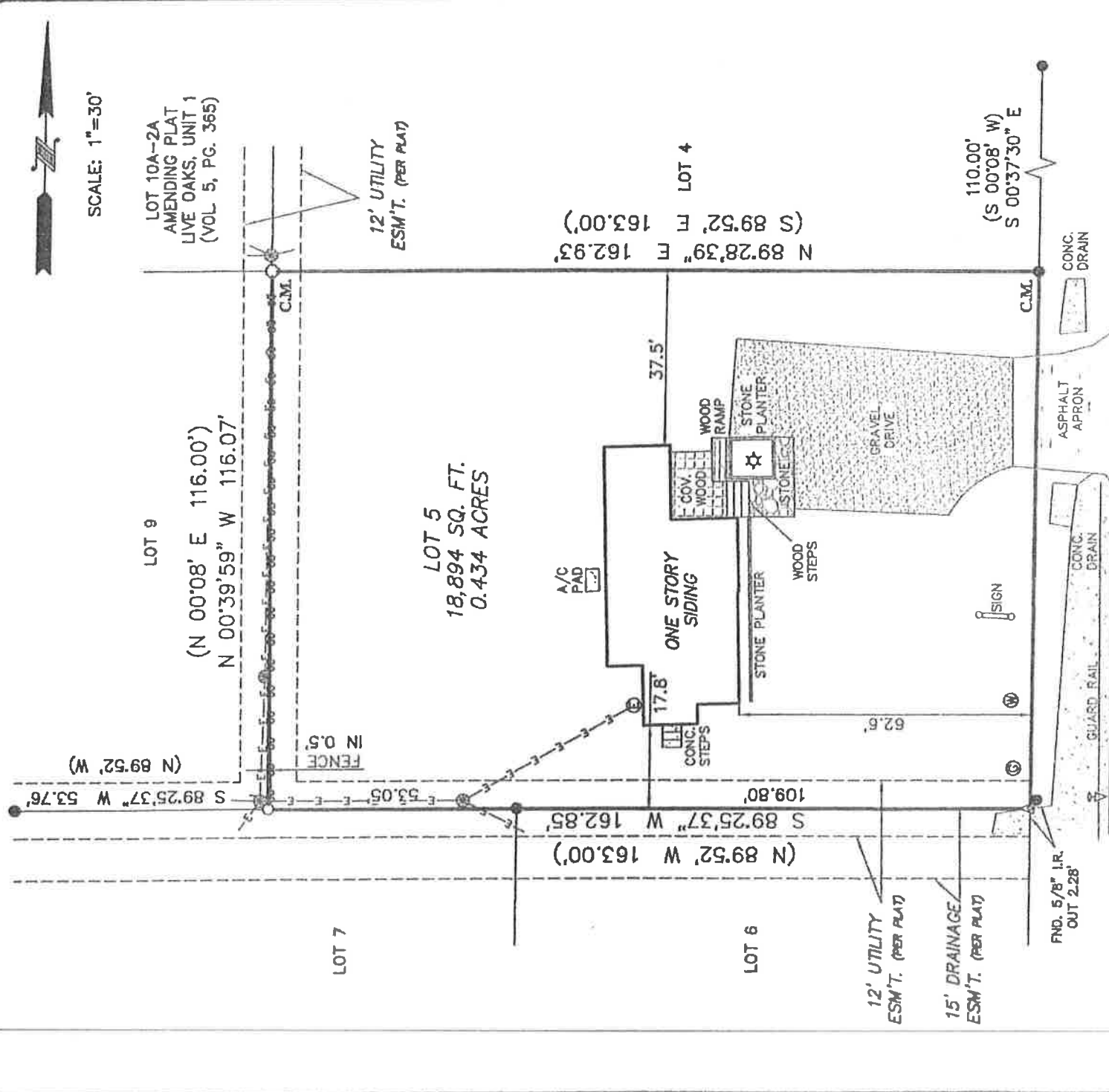


(TXR-1907) 02-01-2010

51031



SCALE: 1"=30'



LOT 10A-2A  
AMENDING PLAT  
LIVE OAKS, UNIT 1  
(VOL 5, PG. 365)

12' UTILITY  
ESM'T. (PER PLAT)

N 89°28'39" E 162.93'  
(S 89°52' E 163.00')

LOT 4

110.00' W  
S 00°37'30" E

LOT 9  
(N 00°08' E 116.00')  
N 00°39'59" W 116.07'

LOT 5  
18,894 SQ. FT.  
0.434 ACRES

A/C PAD

ONE STORY SIDING

WOOD RAMP

STONE PLANTER

STONE

WOOD

WOOD

WOOD

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12' UTILITY  
ESM'T. (PER PLAT)

15' DRAINAGE  
ESM'T. (PER PLAT)

FND. 5/8" I.R.  
OUT 2.28'

NOTE:  
THIS PROPERTY IS SUBJECT TO AN ELECTRIC EASEMENT  
20' IN WIDTH, CENTERED ON COOPERATIVES LINES, POLES  
OR OTHER FACILITIES, AS RECORDED IN VOLUME 307, PAGE  
866, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS  
OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH  
CENTRAL ZONE, GRID.

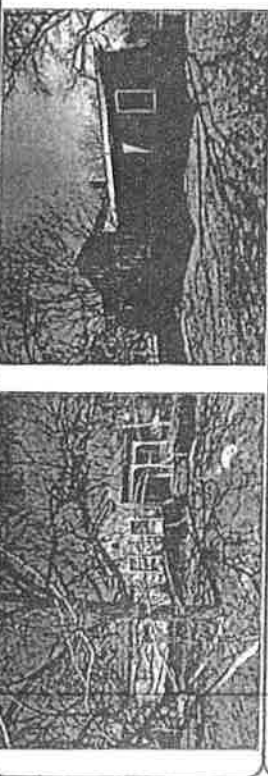
NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

U.S. HIGHWAY 87  
(100' R.O.W.)

S 00°37'30" E 115.92'  
(S 00°08' W 116.00')

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

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. 482558C, PANEL NO. 02335 E, WHICH IS DATED 12/17/2010. BY SCALING 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 ACTIONS TO DETERMINE THE FLOOD ZONE STATUS OF THE SURVEYED PROPERTY OTHER THAN TO INTERPRET THE INFORMATION SET OUT ON FEMA'S FIRMS, WHICH MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH THEY MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT <https://msc.fema.gov/portal>.



Property Address:  
14 U.S. HIGHWAY 87  
Property Description:  
LOT 5, LIVE OAKS, UNIT 1, KENDALL COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 1, PAGE 73, PLAT RECORDS,  
KENDALL COUNTY, TEXAS.

Owlier:  
APRIL BERRY MASSEY

I, RUDOLF J. PATA, JR., 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.

RUDOLF J. PATA, JR.  
Registered Professional Land Surveyor  
Texas Registration No. 5388



- LEGEND
- FND. 1/2" IRON ROD
  - FND. SPHERE
  - SET 1/2" IRON ROD CAPPED "NAIL"
  - SET 1/2" IRON ROD W/ W/ASHER
  - RECORD INFORMATION
  - CONTROLLING MONUMENT
  - POWER POLE
  - OVERHEAD ELECTRIC
  - ELECTRIC METER
  - GAS METER
  - WATER METER
  - LIGHT POST
  - WATER VALVE
  - CHAIN LINK FENCE

FIRM REGISTRATION NO.  
10111700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-8500 FAX (210) 372-9998

DWG:JS/JV RVD:RJP  
TITLE COMPANY: FIRST AMERICAN TITLE  
DATE: 03/26/2022