

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: 9-6-21 GF No. _____

Name of Affiant(s): ROBERT A. NEWBERRY and TAMMY NEWBERRY

Address of Affiant: 132 Abbeydell, Boerne, TX 7801

Description of Property: Lot 24, Block 4, Southglen Subdivision Phase 10

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 Policy of Title Insurance upon payment of the promulgated premium.

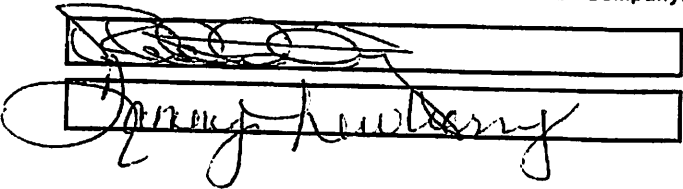
4. To the best of our actual knowledge and belief, since 9/12/2018 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. 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):

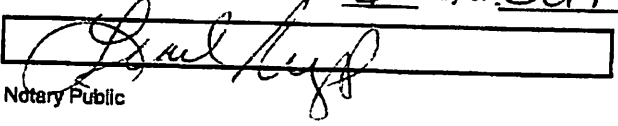
ROCK / BRICK TREE PLANTERS AND ROCK / BRICK WALL (FRONT YARD)

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.

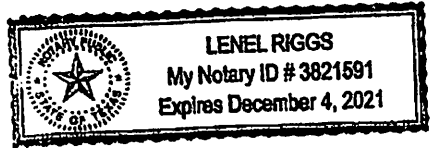
6. We understand that we have no liability to Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.



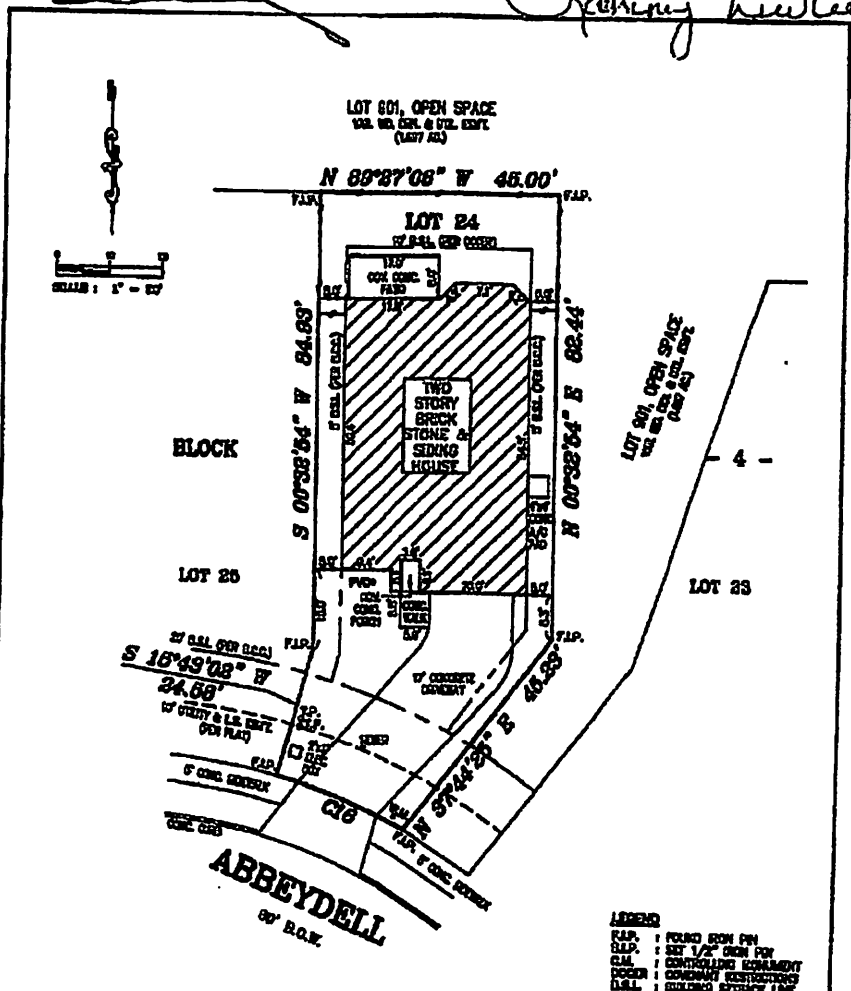
SWORN AND SUBSCRIBED this 6th day of SEPT., 2021


Notary Public

(TAR-1907) 5-01-08



James Newberry



CURVE DATA TABLE

CURVE (RADIUS)	DELTA	LENGTH (CHORD)	PERCENT
C16 107.00'	187.00'	20.00'	11.51%

STREET ADDRESS: 130 ABBEYDELL
 L&S: 24 BLOCK: 4 H.O.D.:
 SUBDIVISION: SOUTHERN SUBDIVISION PHASE 10
 PLAT RECORDS, VOLUME: 8 PAGE(S): 353-354
 CITY: BOONVILLE, KENDALL COUNTY, TEXAS
 SURVEYED FOR: OLD CLEVELAND NATIONAL TITLE ASS.
 OF: NOLA NATIONAL OLD CLEVELAND NATIONAL TITLE ASS.
 CUSTOMER: ROBERT ANTHONY NEWBERRY &
 TAMMY S. NEWBERRY



STATE OF TEXAS
 COUNTY OF BEKAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE,
 CORRECT AND AN ACCURATE REPRESENTATION OF
 THE PROPERTY ACCORDING TO AN ACQUAINTANCE
 MADE BY ME OR UNDER MY SUPERVISION AND
 BELIEVE AS SHOWN ABOVE. THERE ARE NO UNLAWFUL
 ENCUMBRANCES, COVENANTS, RESTRICTIONS OR
 EASEMENTS, OR INTERESTS OF ANY KIND OR
 CHARACTER, OR PART OF ANY.

THIS 12-TH DAY OF SEPTEMBER, 2010, A.D.

J. O. Newberry

TEXAS ENGINEERING & SURVEYING, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 www.texasengineeringandsurveying.com
 FIRM REG. TYPE F-14631, TSPS 10103633
 114 W. CLEVELAND DR. SUITE 100 TEL (210) 624-3250
 SAN ANTONIO, TEXAS 78225 FAX (210) 975-0865

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED AS FOLLOWS:

VOL. 8 PG. 553	VOL. 67 PG. 627	VOL. 61 PG. 157
VOL. 1172 PG. 1	VOL. 1472 PG. 273	VOL. 1870 PG. 626
VOL. 1472 PG. 469	VOL. 2803 PG. 184	VOL. 8 PG. 354
VOL. 137 PG. 162	VOL. 672 PG. 43	VOL. 622 PG. 16
VOL. 622 PG. 622	VOL. 1172 PG. 571	VOL. 1151 PG. 149
VOL. 1151 PG. 702	VOL. 1472 PG. 622	VOL. 1853 PG. 584
VOL. 1871 PG. 722	PG. 1871	PG. 1871