

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

Date: March 8, 2024 GF No. _____
Name of Affiant(s): Cynthia Cook
Address of Affiant: 110 Masonwood Dr, Kyle, TX 78640
Description of Property: _____
County Hays, 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 TX, 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 11-18-2002 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.

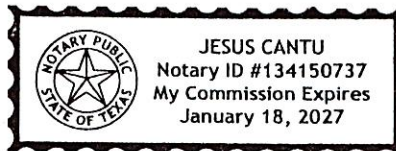
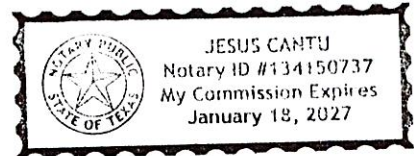
EXCEPT for the following (If None, Insert "None" Below:) Extended front porch - approx 35sq ft (5x7) concrete

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.

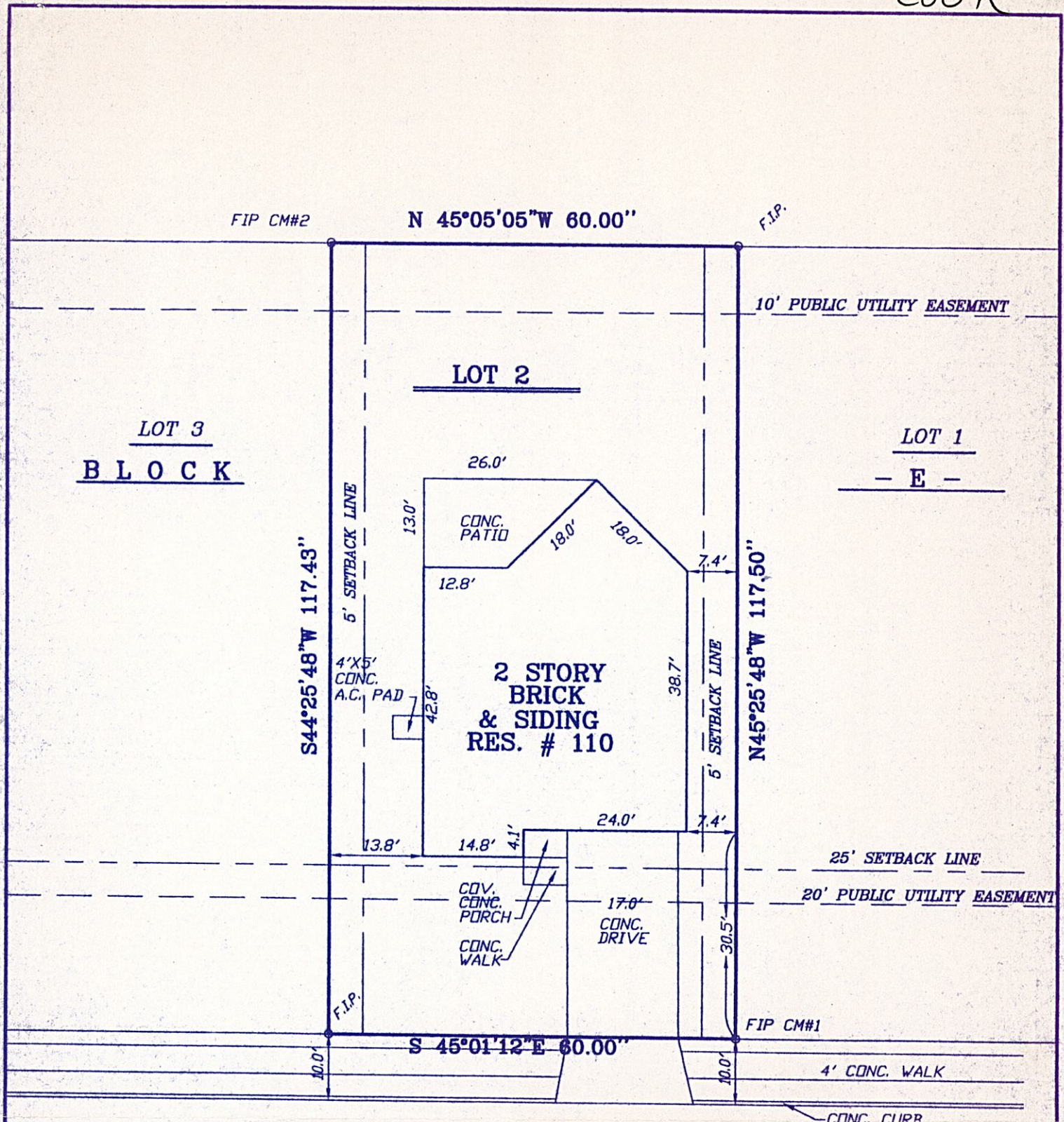
Cynthia A. Cook

SWORN AND SUBSCRIBED this 14th day of March, 2024.

[Signature]
Notary Public
(TXR 1907) 02-01-2010



COOK



MASONWOOD DRIVE

LOT NUMBER 2, BLOCK NUMBER E,
 SUBDIVISION THE TRAILS PHASE 1-A SUBDIVISION
 UNIT _____ VOLUME 8 PAGE 109
 STREET ADDRESS 110 MASONWOOD DRIVE
 CITY HAYS COUNTY, TEXAS,
 SURVEYED FOR SAN ANTONIO TITLE AND ALAMO TITLE CO.
 BUYER(S) _____

LEGEND
 P.U.E. : PUBLIC UTILITY EASEMENT
 F.I.P. : FOUND 1/2" IRON PIN
 S.I.P. : SET 1/2" IRON PIN
 P.I. : POINT OF INTERSECTION
 P.C. : POINT OF CURVE
 P.T. : POINT OF TANGENT
 C.M. : CONTROLLING MONUMENT
 F.C. : FOUND FENCE CORNER
 STATE OF TEXAS
 COUNTY OF BEXAR

NOTES:
 1. THE SUBJECT PROPERTY IS NOT SITUATED WITHIN ZONE "A" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491-0306-F EFFECTIVE SEP. 27TH 19 91 DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 2. BEARING ARE BASED ON THE RECORDED PLAT.

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR INTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT-OF-WAY.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:
 VOL. 8 PG 109 VOL. 1451 PG. 485
 VOL. 1407 PG. 440 VOL. 1451 PG. 488
 VOL. 1436 PG. 752 VOL. 1451 PG. 536



THIS 8TH DAY OF NOVEMBER, 20 02 A.D.

SURVEY ORDER NO. 20023058
 SCALE: 1=20 DWN BY [Signature] CHK BY [Signature]
 REV./UPDATE: 11-18-02