

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

Date: 06/12/2024 GF No. _____
Name of Affiant(s): Lawson and Patricia Shoemaker
Address of Affiant: 1047 Powell, Kyle, TX 78640
Description of Property: Block B Plum Creek Phoi Sec 6 C
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 March 28, 2019 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:)

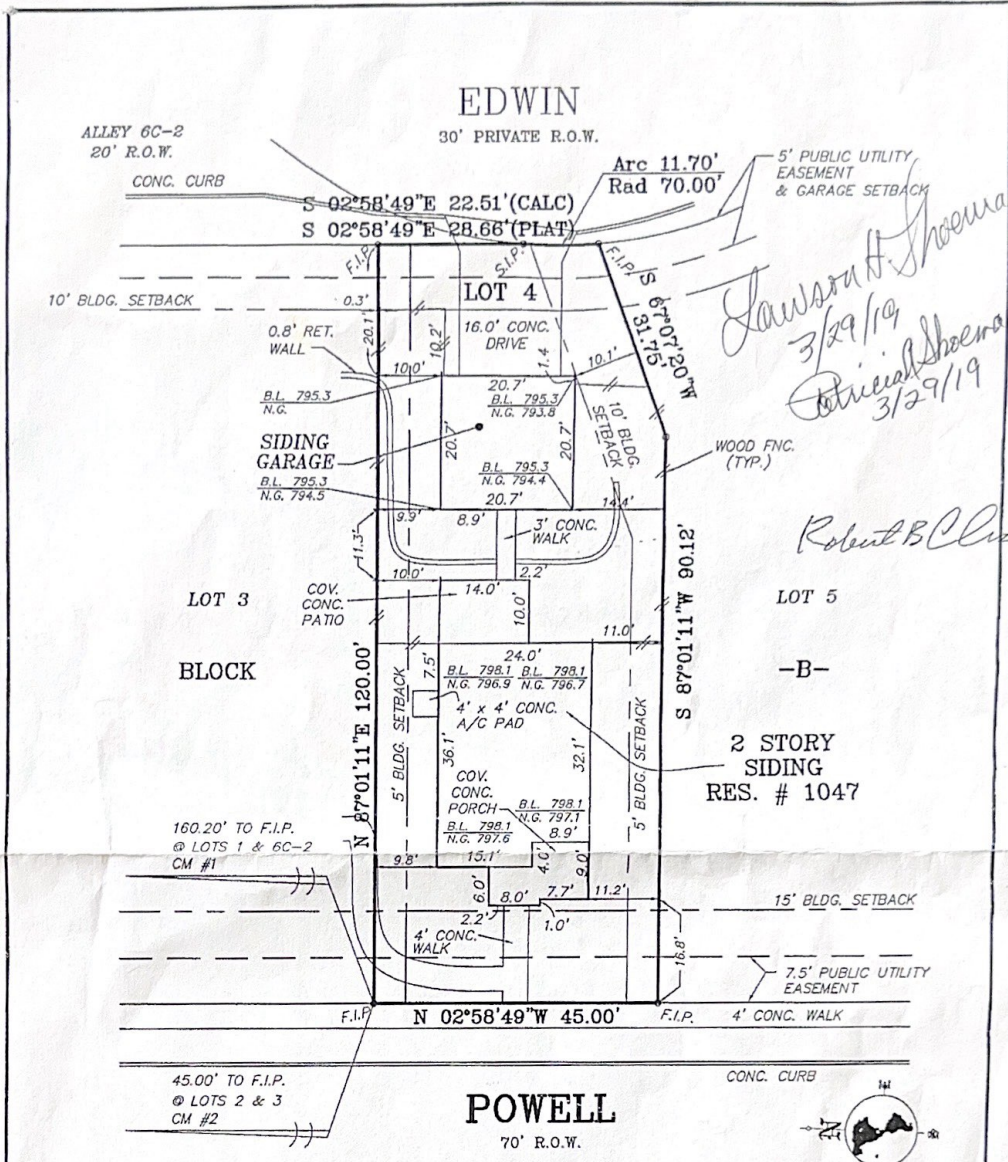
NONE

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.

Lawson Shoemaker
Patricia Shoemaker
SWORN AND SUBSCRIBED this 12 day of June, 2024.

Mariah Klgore
Notary Public
(TXR 1907) 02-01-2010





Lawson H. Shoemaker
 3/29/19
Patricia Shoemaker
 3/29/19
Robert B. Clute

LOT NO. 4 BLOCK NO. B N.C.B. NO. -
 SUBDIVISION PLUM CREEK PHASE 1 SECTION 6C
 UNIT - VOL. 13 PAGE(S) 385-387
 STREET ADDRESS 1047 POWELL
 CITY KYLE COUNTY, TEXAS HAYS
 SURVEYED FOR ALAMO TITLE CO. G.F. NO. -

NOTES:
 1. THE SUBJECT PROPERTY IS SITUATED WITHIN ZONE 'X' ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48209C 0270 F EFFECTIVE SEPTEMBER 2, 20 05 DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 2. BEARINGS, EASEMENTS AND SETBACK LINES ARE BASED ON THE RECORDED PLAT.
 THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:
 DEED RECORDS:
 VOL. 1516 PG. 342 VOL. 1752 PG. 588 VOL. 3167 PG. 232
 VOL. 3170 PG. 96 VOL. 3870 PG. 480 VOL. 956 PG. 760
 VOL. 962 PG. 790 VOL. 976 PG. 355 VOL. 203 PG. 601
 VOL. 119 PG. 605 VOL. - PG. - VOL. - PG. -
 CAB. 13 PG. 385-387

POWELL
 70' R.O.W.

LEGEND
 F.I.P. : FOUND 1/2" IRON PIN
 S.I.P. : SET 1/2" IRON PIN
 P.C. : POINT OF CURVE
 C.M. : CONTROLLING MONUMENT
 P.U.D. : PLANNED UNIT DEVELOPMENT

STATE OF TEXAS
 COUNTY OF BEXAR
 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 23RD DAY OF JANUARY, 2012 A.D.
S.B. Shrestha
 SURVEY ORDER NO. 20080173-06
 SCALE: 1"=20' DWN BY, D.V.C. CHK BY: JMG



DATE	No.	REVISIONS	BY

S SOUTH TEXAS ENGINEERING, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 4241 E. PEDRAS DRIVE, SUITE 116 • SAN ANTONIO, TEXAS 78228-1422 • TEL. (210) 736-2359 • FAX (210) 736-2359