

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

Date: 9/15/24 GF No. 1138124
Name of Affiant(s): WYATT HARDENBERG AND JENNA HARDENBERG
Address of Affiant: 226 Silver Spgs Bnd, Kyle, TX 78640
Description of Property: COOL SPRINGS PHASE 11, Block F, LOT 2
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.

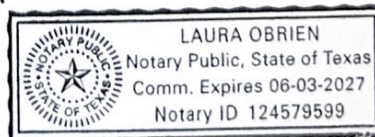
Before me, the undersigned notary for the State of TX, personally appeared Affiant(s) who after by me being sworn, stated:

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 10/29/21 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:)

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.

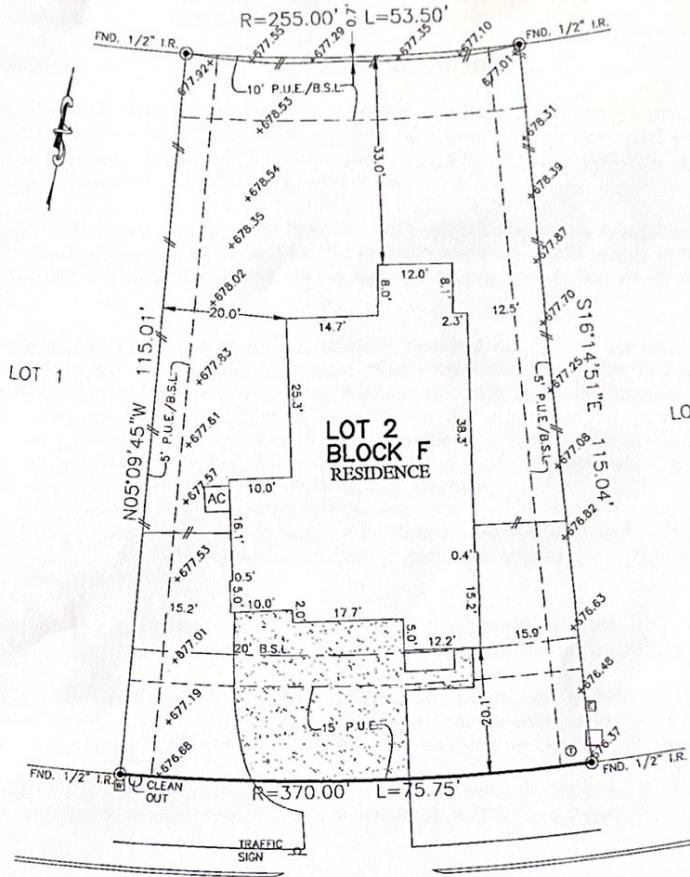
Wyatt Hardenberg
Jenna Hardenberg
SWORN AND SUBSCRIBED this 17 day of September, 2024.
Ramona
Notary Public
(TXR 1907) 02-01-2010





PLAYWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	I.V.E. UNRESTRICTED UTILITY BASEMENT	MANHOLE
PROPERTY LINE	B.L.P.F. FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	B.S.L. BUILDING SETBACK LINE	GRATE DRAIN
BUILDING LINE	B.L.E.D. FRONT IN BUILDING LINE	W.L.L. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	ELECTRIC BOX
EASEMENT	B.L.E.C. CAR BUILDING LINE	STM.S.L. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	PAD MOUNTED TRANSFORMER
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC
WROUGHT IRON FENCE	B.O.L. BUILDER OUTLINE	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDISTAL
CHAIN LINK FENCE	P.F. FINISHED FLOOR	P.A.L. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE	GAS METER
EXT. EXTENDED	PROP. PROPOSED	P.U.L. PRIVATE UTILITY EASEMENT	F.H. FIRE HYDRANT	CABLE PEDISTAL
OVERHEAD ELECTRIC	ELEV. ELEVATION	P.T. PRIVATE IR. IRON ROD	M. METER	WATER METER
		FND. FOUND	I.F. IRON PIPE	CEV. ANCHOR

COOL SPRINGS SUBDIVISION PH.1
DOC. NO. 18019192 O.P.R.H.C.T.



226
SILVER SPRINGS BEND
(60' R.O.W.)

PLAT OF SURVEY
SCALE: 1" = 20'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTEE UNDER G.F. No 1138124.
4. ALL SET RODS ARE 5/8" I.R. WITH YELLOW CAPS MARKED "TEXAS ALLPOINTS SURVEYING CO."
5. ALL FOUND IRON RODS HAVE NO CAP INFORMATION.
6. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.

FOR: WYATT HARDENBERG
JENNA SMITH
ADDRESS: 226 SILVER SPRINGS BEND
ALLPOINTS JOB#: MS239127 BY: MG
G.F.: 1138124
JOB:

LOT 2, BLOCK F,
OF AMENDED COOL SPRINGS SUBDIVISION, PHASE 2,
DOC. NO. 20052969, OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TEXAS

FLOOD ZONE: X
COMMUNITY PANEL:
48209C0405F
EFFECTIVE DATE: 9/2/2005
LOMR: DATE:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 20TH
DAY OF SEPTEMBER, 2021.



"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

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ALLPOINTS LAND SURVEY, INC. - 8606 WALL ST, BLD 14, ST 200 - AUSTIN, TX 78754 - PHONE: 713-468-7707 - T.B.P.E.L.S. # 10122600

Handwritten signature
X

Handwritten signature
X