

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 02/10/2026 GF No. _____
Name of Affiant(s): Ben Hernandez, Candice Hernandez
Address of Affiant: 300 Dove Hollow Dr, Kyle, TX 78640
Description of Property: Lot 25, Block C, Dove Hollow Estates
County Hays, Texas
Date of Survey: _____

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

30X40 shop building added on the back end of the property

and extended concrete driveway

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that theforegoing is true and correct.

Signed:

Ben Hernandez

Affiant

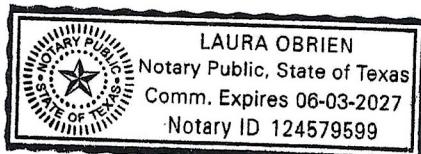
I declare under penalty of perjury that theforegoing is true and correct.

Signed:

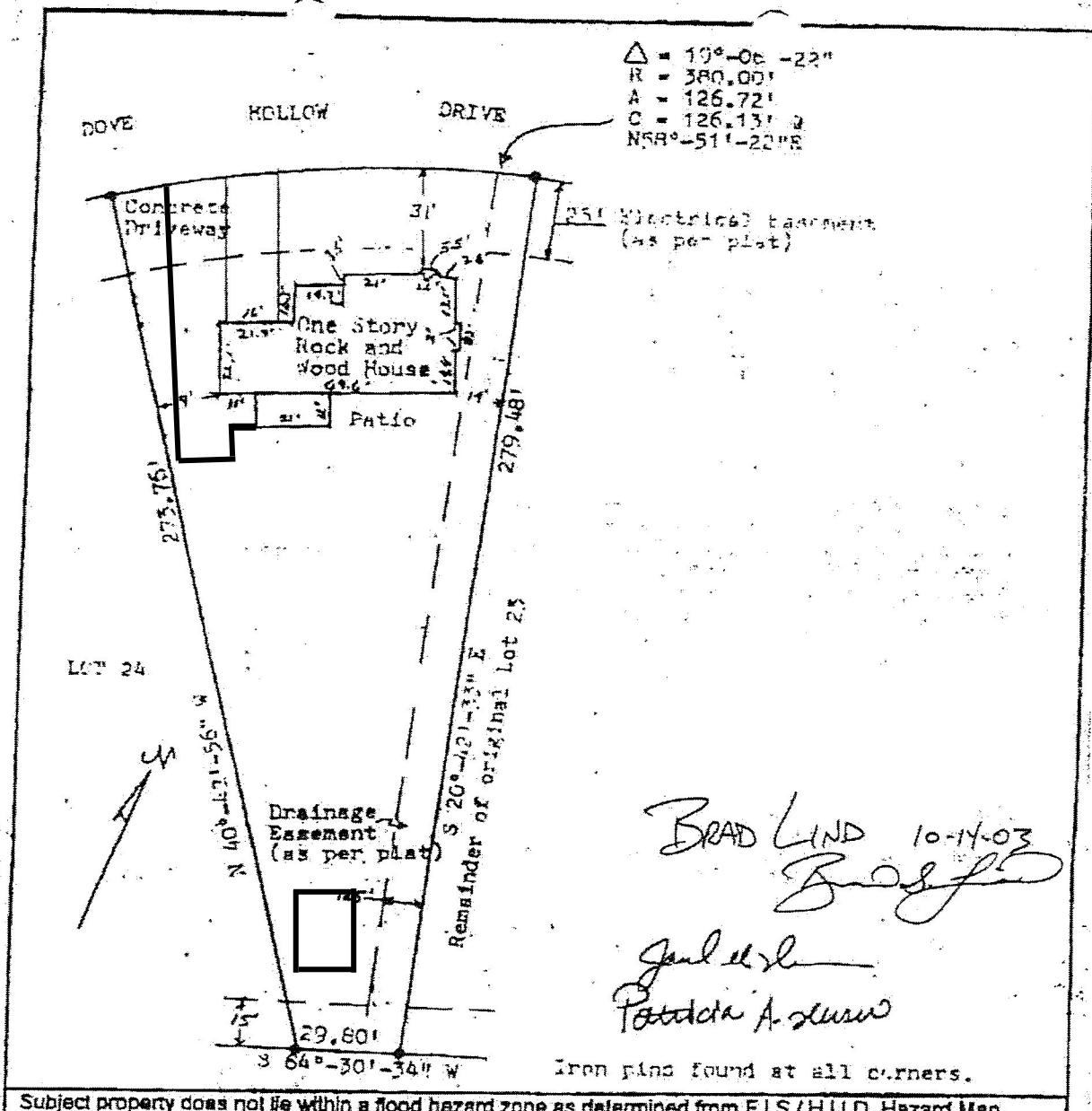
Candice Hernandez

Affiant

SWORN AND SUBSCRIBED this 10th day of February, 2026.



Laura O'Brien
Notary Public



BRAD LIND 10-14-03
Brad Lind

Jarrod M. Huser
 Patricia A. Huser

Iron pins found at all corners.

Subject property does not lie within a flood hazard zone as determined from F.I.S./H.U.D. Hazard Map, Community Panel No. 48209 C 0120 E, dated February 16, 1998.

LEGAL DESCRIPTION: All of Lot 25 A, REPLIT OF LOTS 25 and 26, DIVE HOLLOW ESTATES, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 7, Page 203, Plat Records of Hays County, Texas.

PURCHASER: Jarrod M. Huser and Patricia A. Huser 300 Dove Hollow Drive Kyle, Texas 78640	TITLE COMPANY: G.F. No.
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I hereby certify that this plat represents a survey made upon the ground under my supervision on May 7, 1999, and that there are no visible or apparent encroachments upon this property, except as shown.

Raymond V. Kotowski

Raymond V. Kotowski, R.P.L.S. #2184, State of Texas.

BEELINE Engineering and Land Surveying P.O. Box 1081, San Marcos, TX 78667-1081 (512) 353-4725	Scale 1" = 40'	Date May 7, 1999	Job No. 990312
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