

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

Date: 10/15/2024 GF No. _____

Name of Affiant(s): Adrian Tenorio, Krista Tenorio

Address of Affiant: 1087 Rio Brazos, Boerne, TX 78006

Description of Property: WATERSTONE LOT 97, 4.05 ACRES

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 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 10/14/2021 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, which we do not disclose to the Title Company.

[Signature]

Adrian Tenorio

[Signature]

Krista Tenorio

SWORN AND SUBSCRIBED this 15 day of October, 2024

[Signature]

Notary Public

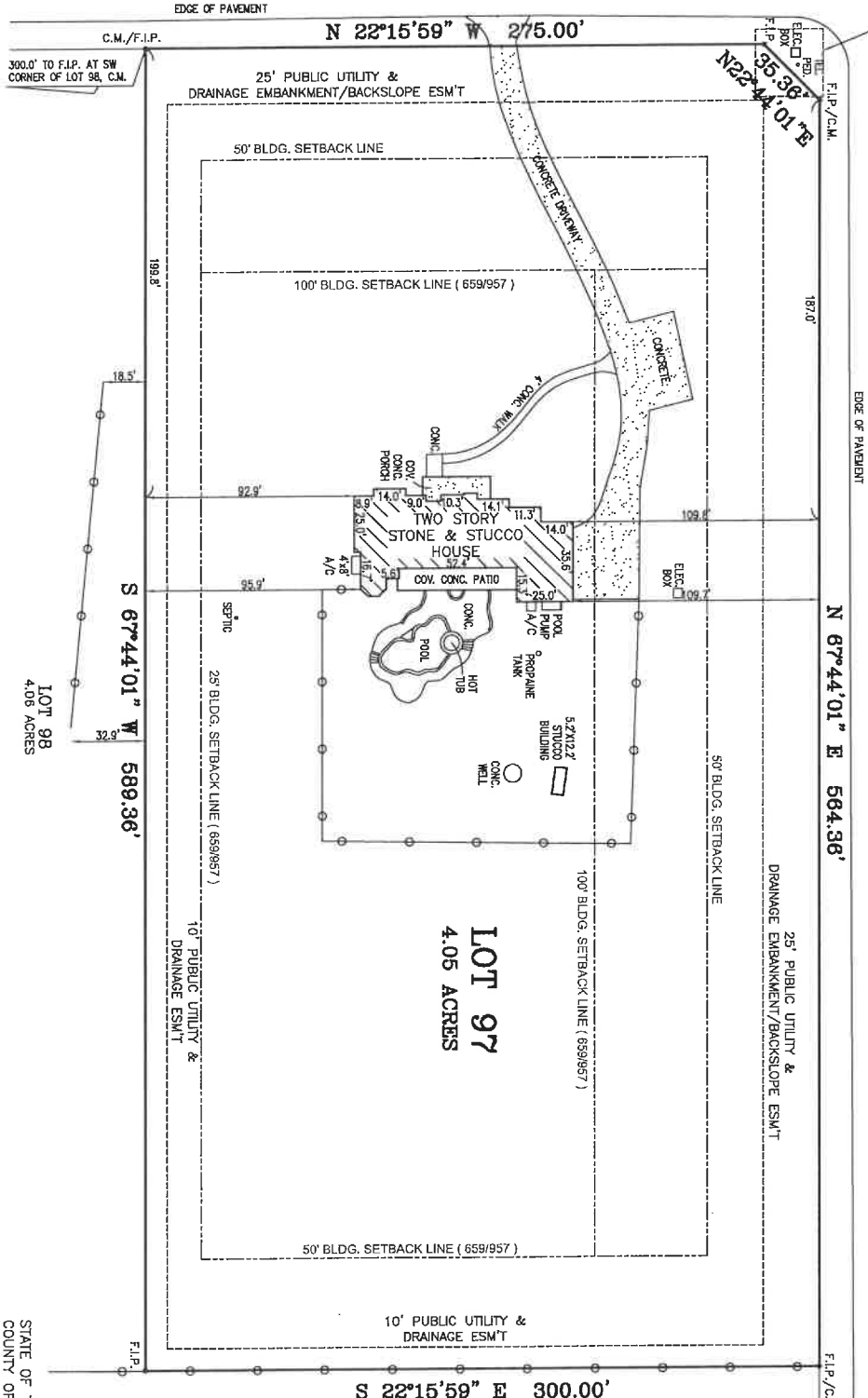


(TXR-1907) 02-01-2010

RIO BRAZOS DRIVE

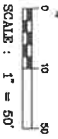
60' R.O.W.

30' EJECTILITY
ESM'T



RIO COLORADO DRIVE

60' R.O.W.



NOTE:
BEARINGS ARE BASED ON THE RECORDED PLAT.

TEXAS ENGINEERING & SURVEYING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
www.texasengineeringsurveying.com
FIRM REG: TBPE F-14631, TBPLS 10193633
114 W. GLENVIEW DRIVE, SUITE 100 TEL (210) 524-3288
SAN ANTONIO, TEXAS 78228 FAX (210) 979-9868

STREET ADDRESS: 1087 RIO BRAZOS DRIVE

LOT: 97 BLOCK: N.C.B.:

SUBMISSION: WATERSTONE

PLAT RECORDS VOLUME: 3 PAGE(S): 328-336

CITY: BOERNE, KENDALL COUNTY, TEXAS

SURVEYED FOR: INDEPENDENCE TITLE

G.F. NO.: 2163257-CR5A

BUYER(S): ADRIAN GUERRA TENDRIO AND KRISTIA MARIE TENDRIO

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:

VOL. 659	Pg. 987	VOL. 672	Pg. 578	VOL. 3	Pg. 328-336
VOL. 718	Pg. 133	VOL. 788	Pg. 918	VOL. 799	Pg. 541
VOL. 870	Pg. 384	VOL. 973	Pg. 687	VOL. 1038	Pg. 738
VOL. 1633	Pg. 738	VOL. 1633	Pg. 1	VOL. 1876	Pg. 428
VOL. 1676	Pg. 442	VOL. 671	Pg. 597	VOL. 791	Pg. 692
VOL. 1108	Pg. 151	VOL. 1676	Pg. 431	VOL. 99	Pg. 234
VOL. 109	Pg. 373	VOL. 650	Pg. 836	VOL.	Pg.



STATE OF TEXAS
COUNTY OF BECKAR

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 ENCUMBRANCES, OVERLAPPING OR PROTRUSING ENCUMBRANCES, OR RIGHT-OF-WAY IMPROVEMENTS.

THIS 14TH DAY OF OCTOBER, 2021, A.D.

A. D. Mueller

- LEGEND**
- F.I.P. : FOUND IRON PIN
 - S.I.P. : SET 1/2" IRON PIN
 - C.M. : CONTROLLING MONUMENT
 - C.P. : CALCULATED POINT
 - G.P. : 3" GALVANIZED IRON POST
 - E.P. : 5" EMBROIDERED IRON POST
 - A/C : 4" x 4" CONCRETE A/C PAD
 - W.M. : WATER METER
 - P.P. : POWER POLE
 - : OVERHEAD POWER LINE
 - : SMOOTH IRON FENCE

LOT 97
4.05 ACRES

LOT 98
4.06 ACRES