

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

Date: 12/28/2021 GF No. 172118174
Name of Affiant(s): Richard W Kral Mary E Kral
Address of Affiant: 637 Pinella Bayway South, Piera Venice, Florida 33715
Description of Property: 709 West Travis Street, Fredericksburg, TX 78624
County Gillespie County, 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 Florida, 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 Nov 26th 2012 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:) See Survey

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.

[Signature]
Mary E Kral

SWORN AND SUBSCRIBED this 28 day of Dec, 2021.

[Signature]

Notary Public

(TXR 1907) 02-01-2010

Page 1 of 1

FL Jurat Notary Certificate

Document Name: T-47 Residential Real Property Affidavit

STATE OF FLORIDA

COUNTY OF Pinellas
(County where notarization occurred)

Sworn to (or affirmed) and subscribed by personally appearing before me by physical presence this 28
day of December, 2021, by, Richard W Kral and Mary E Kral (name of signer(s)).



Stephanie T. Williams
(Signature of notary public)

Stephanie T Williams
(Name of notary public)

My commission expires: May 3, 2022

Official Seal

Personally known _____ OR

Produced identification ✓ Type of identification produced: Florida Drivers License

Vol. 323
Pg. 142
Deed Records

560 BR
Vol. 3 - Pg. 21
Plat Records

Vol. 195
Pg. 187
Deed Records

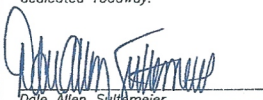
Vol. 209 - Pg. 302
Real Property Records

PREPARED FOR:
Christy Ann Brown
709 West Travis Street
Fredericksburg, TX 78624

TITLE COMPANY:
Hill Country Titles, Inc.
114 East Austin Street
Fredericksburg, TX 78624

This tract is subject to the following easements listed in Hill Country Titles, Inc. Commitment for Title Insurance, G. F. No. 212-915, issued November 16, 2012:
- Building setback lines as shown on plat recorded in Vol. 3, Pg. 21, Plat Records of Gillespie County, Texas. SHOWN HEREON.

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.


Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas



Nov. 26, 2012

- LEGEND
- ⊙ 1/2 inch dia. iron rod found
 - 3/8 inch dia. iron rod set
 - ⊙ PK nail found in concrete
 - electric meter pad
 - Verizon riser box
 - Time Warner riser box
 - ⊙ gas meter
 - ⊙ water meter
 - ⊙ air conditioning unit
 - ⊙ utility pole



1" = 20'
() plat/record



SULTEMEIER
SURVEYING & ENGINEERING

Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
805 North Llano Street
Fredericksburg, Texas 78624
(830) 990-1221 Fax (830) 990-1222
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Townlot No. 560AR
RESUBDIVISION OF TOWNLOT
NO. 560
Volume 3 - Page 21
Gillespie County Plat Records
Gillespie County, Texas