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

Date: 09/07/22 GF No. 13-0001769SAR
 Name of Affiant(s): Willie Sande
 Address of Affiant: 6168 Jackies Farm San Antonio TX 78244
 Description of Property: LOT 11, BLOCK 27, NEW CITY BLOCK 16611, HIGHLAND FARMS SUBDIVISION, UNIT 4
 County Bexar, 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 Texas, 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 _____ 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):
Covered Patio with finished attic space.

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.

Willie Sande willie Sande

SWORN AND SUBSCRIBED this 7th day of September, 2022.

Notary Public

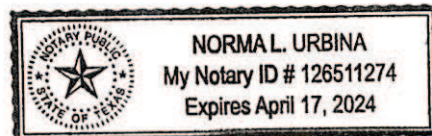
(TAR 1907) 02-01-2010

6168 Jackies Farm

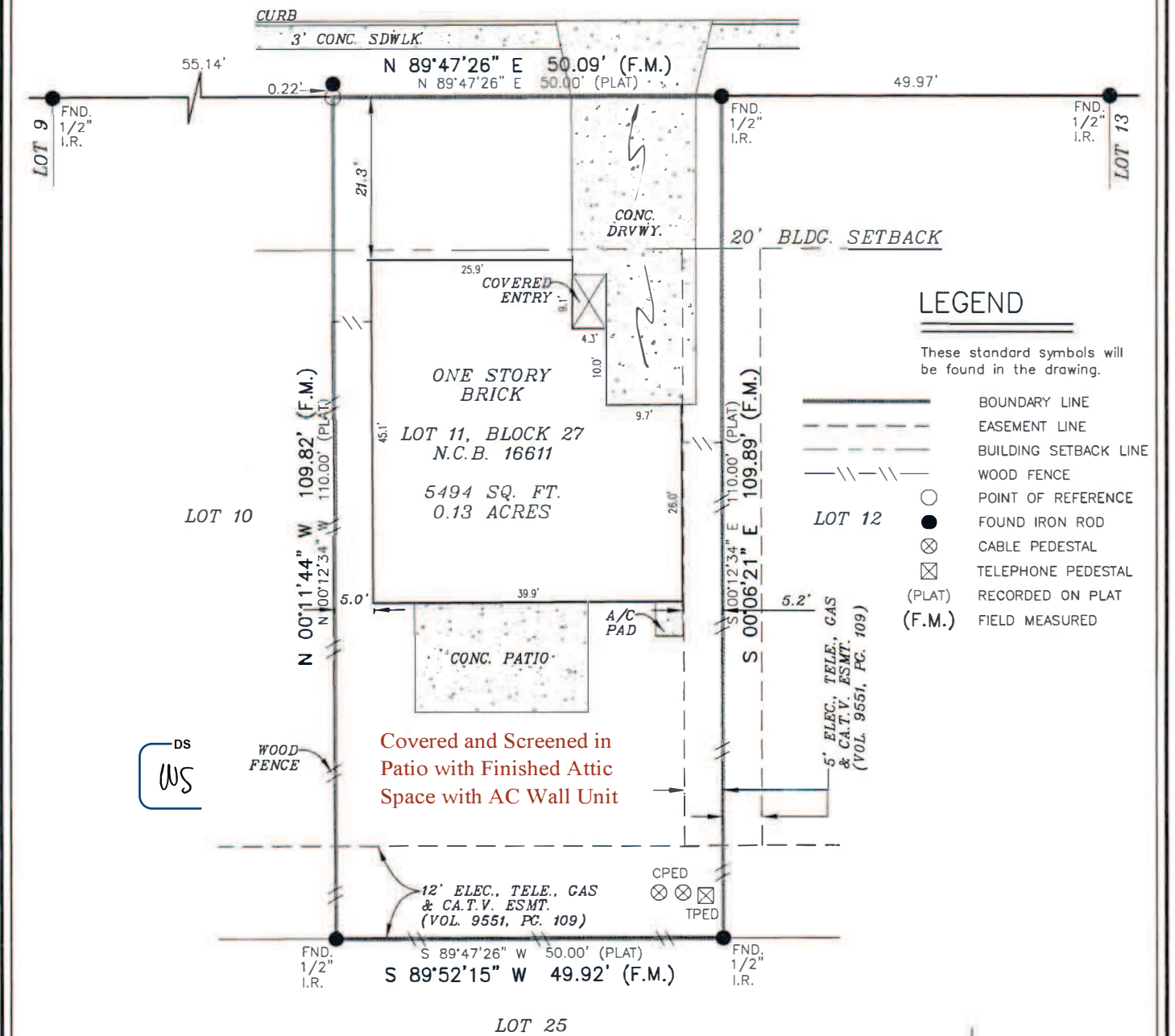
San Antonio

TX 78244

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JACKIES FARM
(50' R.O.W.)



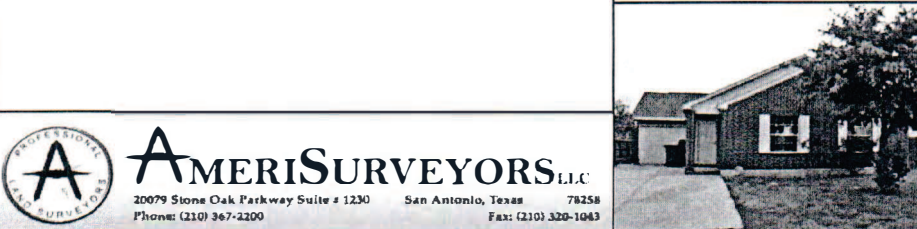
SURVEYOR'S NOTE:
BASIS OF BEARING, RECORDED
PLAT UNLESS OTHERWISE NOTED.

FLOOD INSURANCE NOTE: By graphics plotting only,
this property is in ZONE X of the
Flood Insurance Rate Map, Community Panel No.
48029C 0430 G effective date of SEPTEMBER 29, 2010.
Exact designations can only be determined by a
Elevation Certificate. Based on the above information,
this property IS NOT in a Special Flood Hazard Area.

The survey is hereby accepted with the
discrepancies, conflicts, or shortages in area or
boundary lines, encroachments, protrusions, or
overlapping of improvements shown.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to EXCEL TITLE GROUP, LLC
and TRIDENT REALTY INVESTMENTS, LLC
that the above map is true and correct according to an actual field survey, made by me on the ground or
under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further
certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except
as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent
discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way
as of the date of the field survey. I further certify that this survey meets or exceeds the
minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: ELIZABETH L. KUPFERSCHMID AND JOHN KUPFERSCHMID
Address: 6168 JACKIES FARM GF No. 13-0001769SAR
Legal Description of the Land: LOT 11, BLOCK 27, NEW CITY BLOCK 16611, HIGHLAND
FARMS SUBDIVISION, UNIT 4, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR
COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME
9551, PAGE 109, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: PROPERTY PHOTOGRAPH:



AMERISURVEYORS, LLC
20079 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78258
Phone: (210) 367-2200 Fax: (210) 320-1043

FINAL "AS-BUILT" SURVEY			
JOB NO.:	1304014642	NO.	REVISION
DATE:	04/24/13		
DRAWN BY:	MN/NM		
APPROVED BY:	RJR		

STATE OF TEXAS
REGISTERED
ROY JOHN RONNFELDT
3520
PROFESSIONAL
LAND SURVEYOR

Roy John Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520