

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

Date: 12-12-23 GF No. \_\_\_\_\_  
Name of Affiant(s): Stephen Lee Winn  
Address of Affiant: 1307 SALAZAR TRAIL SAN ANTONIO, TX 78216  
Description of Property: 10935 FM 470  
County Bandera, 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 \_\_\_\_\_, 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 3-1-2021 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:)

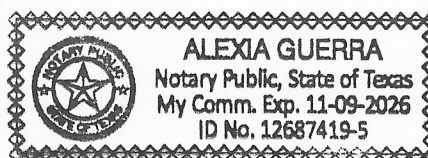
- Home, Storage, Land Clearing
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of 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.

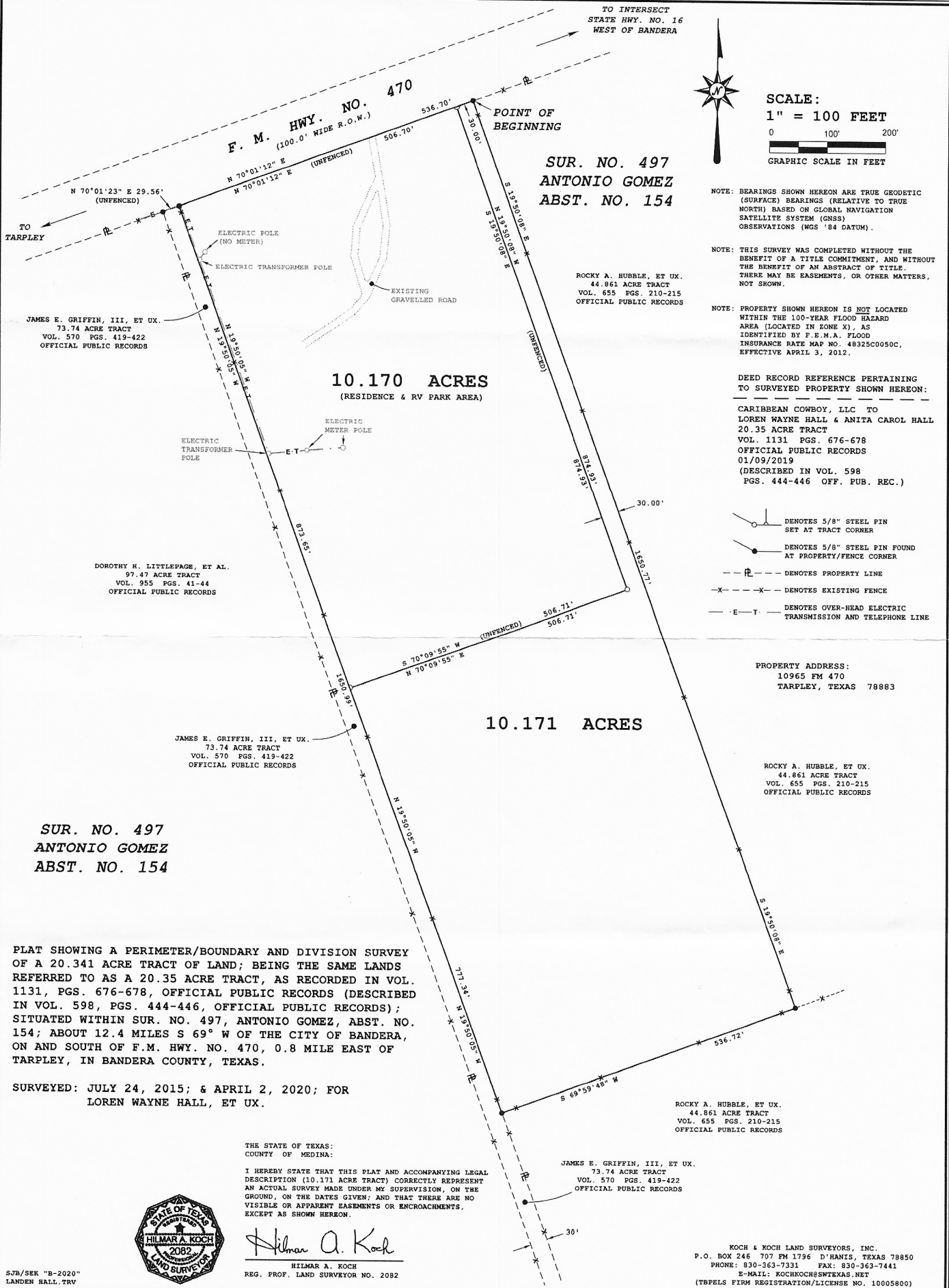


SWORN AND SUBSCRIBED this 14<sup>th</sup> day of December, 20 23.



Notary Public  
(TAR 1907) 02-01-2010





**SUR. NO. 497  
ANTONIO GOMEZ  
ABST. NO. 154**

PLAT SHOWING A PERIMETER/BOUNDARY AND DIVISION SURVEY OF A 20.341 ACRE TRACT OF LAND; BEING THE SAME LANDS REFERRED TO AS A 20.35 ACRE TRACT, AS RECORDED IN VOL. 1131, PGS. 676-678, OFFICIAL PUBLIC RECORDS (DESCRIBED IN VOL. 598, PGS. 444-446, OFFICIAL PUBLIC RECORDS); SITUATED WITHIN SUR. NO. 497, ANTONIO GOMEZ, ABST. NO. 154; ABOUT 12.4 MILES S 69° W OF THE CITY OF BANDERA, ON AND SOUTH OF F.M. HWY. NO. 470, 0.8 MILE EAST OF TARPLEY, IN BANDERA COUNTY, TEXAS.

SURVEYED: JULY 24, 2015; & APRIL 2, 2020; FOR  
LOREN WAYNE HALL, ET UX.

THE STATE OF TEXAS:  
COUNTY OF MEDINA:  
I HEREBY STATE THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION (10.171 ACRE TRACT) CORRECTLY REPRESENT AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, ON THE DATES GIVEN; AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN HEREON.



*Hilmar A. Koch*  
HILMAR A. KOCH  
REG. PROF. LAND SURVEYOR NO. 2082

SJB/SEK "B-2020"  
LANDEN HALL, TRV

**SCALE:**  
1" = 100 FEET  
0 100' 200'  
GRAPHIC SCALE IN FEET

NOTE: BEARINGS SHOWN HEREON ARE TRUE GEODETIC (SURFACE) BEARINGS (RELATIVE TO TRUE NORTH) BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS (NAD 83 DATUM).

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

NOTE: PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA (LOCATED IN ZONE X), AS IDENTIFIED BY F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48325C0050C, EFFECTIVE APRIL 3, 2012.

DEED RECORD REFERENCE PERTAINING TO SURVEYED PROPERTY SHOWN HEREON:  
CARIBBEAN COWBOY, LLC TO LOREN WAYNE HALL & ANITA CAROL HALL  
20.35 ACRE TRACT  
VOL. 1131 PGS. 676-678  
OFFICIAL PUBLIC RECORDS  
01/09/2019  
(DESCRIBED IN VOL. 598 PGS. 444-446 OFF. PUB. REC.)

- DENOTES 5/8" STEEL PIN SET AT TRACT CORNER
- DENOTES 5/8" STEEL PIN FOUND AT PROPERTY/FENCE CORNER
- RL— DENOTES PROPERTY LINE
- X—X— DENOTES EXISTING FENCE
- E—T— DENOTES OVER-HEAD ELECTRIC TRANSMISSION AND TELEPHONE LINE

PROPERTY ADDRESS:  
10965 FM 470  
TARPLEY, TEXAS 78883

**10.171 ACRES**

ROCKY A. HUBBLE, ET UX.  
44.861 ACRE TRACT  
VOL. 655 PGS. 210-215  
OFFICIAL PUBLIC RECORDS

ROCKY A. HUBBLE, ET UX.  
44.861 ACRE TRACT  
VOL. 655 PGS. 210-215  
OFFICIAL PUBLIC RECORDS

JAMES E. GRIFFIN, III, ET UX.  
73.74 ACRE TRACT  
VOL. 570 PGS. 419-422  
OFFICIAL PUBLIC RECORDS

KOCH & KOCH LAND SURVEYORS, INC.  
P.O. BOX 246 707 FM 1796 D'HANIS, TEXAS 78850  
PHONE: 830-363-7331 FAX: 830-363-7441  
E-MAIL: KOCHKOCH@SWTEXAS.NET  
(TBPELS FIRM REGISTRATION/LICENSE NO. 10005800)