

**T-47 Residential Real Property Affidavit**  
**(May be Modified as Appropriate for Commercial Transactions)**

Date: 3-4-26 GF No. \_\_\_\_\_

Name of Affiant(s): Eduardo Herrera and Dianna Herrera

Address of Affiant: 2426 McCree, New Braunfels, TX 78130

Description of Property: Single Family  
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 duly 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 with 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 the 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 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. conveyance, 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): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 the Title Company or the title insurance 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]

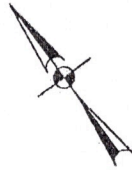
Dianna Herrera

SWORN AND SUBSCRIBED this 4 day of March, 2024

Notary Public [Signature]



LOT 18, BLOCK 4, DEAN SUBDIVISION, UNIT 3,  
RECORDED IN VOLUME 9, PAGES 50-51, MAP AND  
PLAT RECORDS, GUADALUPE COUNTY, TEXAS.



LEGEND:

- = FND 1/2" IRON PIN  
UNLESS OTHERWISE NOTED
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ( ) = PLAT CALLS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS  
OF GUADALUPE COUNTY, TEXAS
- ☒ = WATER METER
- ☒ = ELECTRIC JUNCTION BOX
- △ = TELEPHONE PEDESTAL
- ⊙ = CLEAN OUT
- ⊙ = LIGHT POLE
- //— = WOOD FENCE
- ▨ = CONCRETE
- ▨ = COVERED CONCRETE

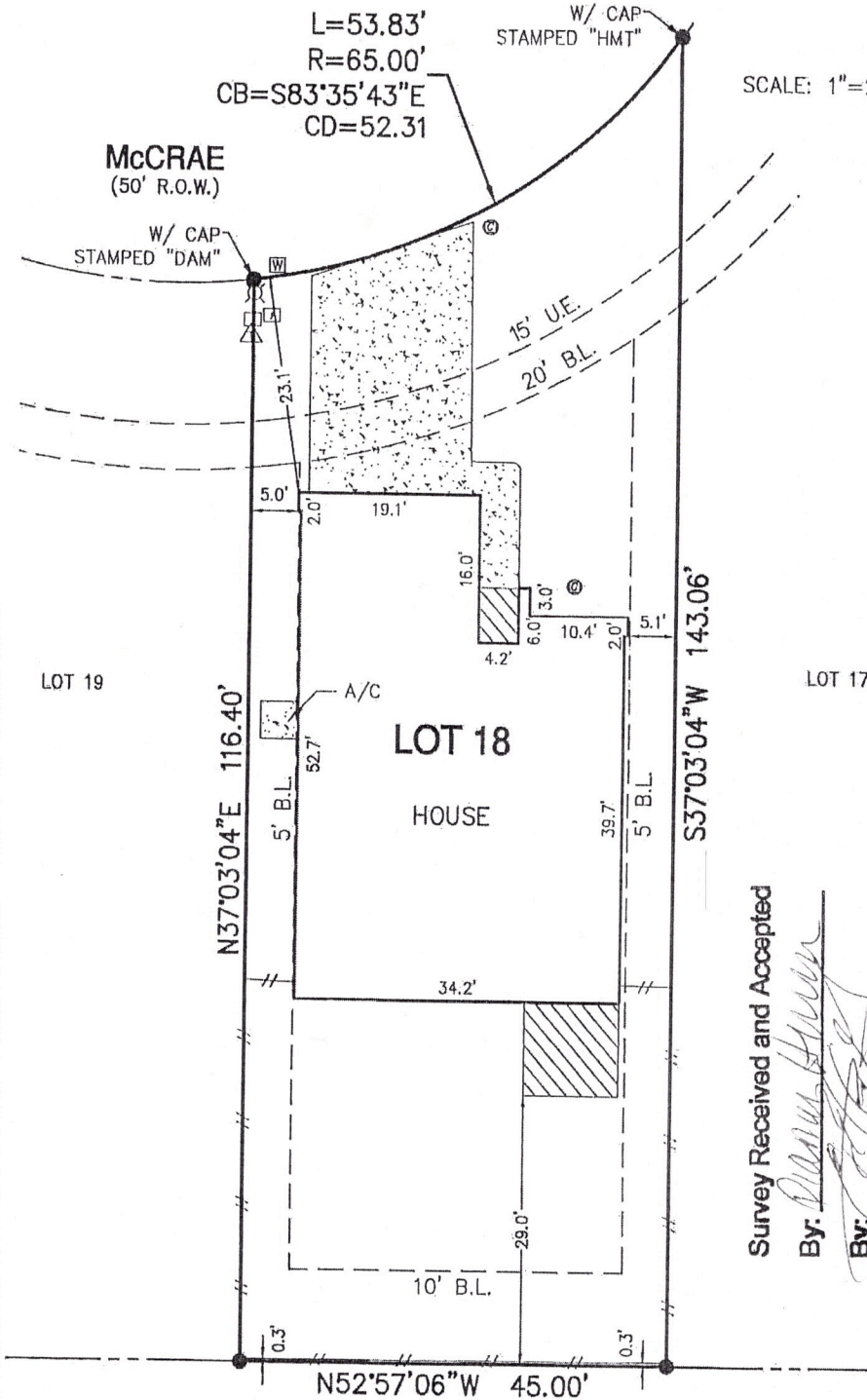
SCALE: 1"=20'

REFERENCE RESTRICTIONS RECORDED IN  
DOCUMENT NO(S). 2016018057, 2016025235,  
2017002991, 2017008159, 2017008649,  
2017010525, 2017023050, 201899022392,  
201899025131, OFFICIAL PUBLIC RECORDS OF  
GUADALUPE COUNTY, TEXAS, AND RECORDED  
IN VOLUME 9, PAGES 50-51, MAP AND PLAT  
RECORDS, GUADALUPE COUNTY, TEXAS.

REFERENCE WASTEWATER EASEMENT AND  
RIGHT OF WAY RECORDED IN DOCUMENT NO.  
2015025186, OFFICIAL PUBLIC RECORDS OF  
GUADALUPE COUNTY, TEXAS.

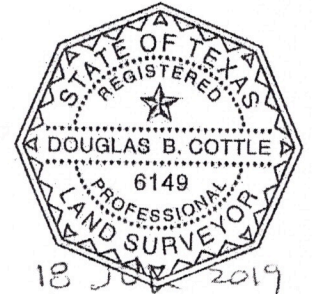
REFERENCE WASTEWATER EASEMENT AND  
RIGHT OF WAY RECORDED IN DOCUMENT NO.  
2017000481, OFFICIAL PUBLIC RECORDS OF  
GUADALUPE COUNTY, TEXAS.

BEARINGS SHOWN HEREON ARE BASED ON THE  
TEXAS COORDINATE SYSTEM, SOUTH CENTRAL  
ZONE (4204), NAD 83.



Survey Received and Accepted

By: *[Signature]*  
By: *[Signature]*



2426 McCRAE  
NEW BRAUNFELS, TEXAS

THIS SURVEY IS CERTIFIED TO:  
DHI TITLE

30 FT D.E.  
DOC. NO. 201899018970  
O.P.R.G.C.T.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS  
SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON  
THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE  
OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE  
OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE  
ABOVE PREMISES ARE SHOWN

THIS 15TH DAY OF JULY 2019

DOUGLAS B. COTTLE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149

19-0167

DRAWN BY: JN  
FIELD CREW: JJ



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600