

TITLE SURVEY PLAT FOR 0.44 ACRE OF LAND, MORE OR LESS, OUT OF WILLIAM WATT SURVEY NO. 66, ABSTRACT NO. 365, IN KERR COUNTY, TEXAS; BEING ALL OF LOT NO. 27 IN BLOCK A, PHASE 1, SECTION 4, OF COMANCHE TRACE A SUBDIVISION OF KERR COUNTY ACCORDING TO THE PLAT OF RECORD IN VOLUME 7 AT PAGE 93 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS
FEBRUARY 2011

Signed by:
75782BB8F982494...
DocuSigned by:

95BD922C08334C5...

Signed by:
Janie Whitewood
7E3DBA95A0594BC...

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES X AND X-SHADED ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR KERR COUNTY, TEXAS (REF.: MAP NO. 48265C0260 E) MAP DATE: JULY 19, 2000.



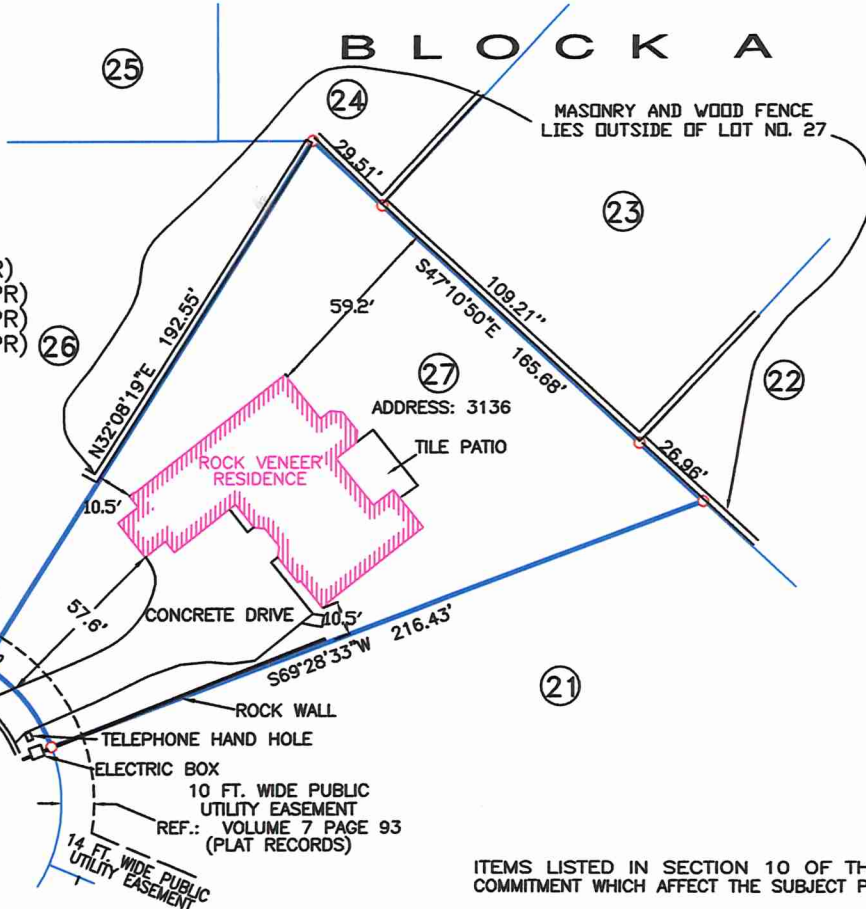
SCALE: 1" = 60'

LEGEND

○ FOUND 1/2" IRON STAKE

RESTRICTIONS:

- VOLUME 1175 PAGE 44 (OPR)
- VOLUME 1081 PAGE 626 (OPR)
- VOLUME 1092 PAGE 602 (OPR)
- VOLUME 1109 PAGE 800 (OPR)
- VOLUME 7 PAGE 93 (PR)



$\Delta = 38^{\circ}44'22''$
 $R = 50.00'$
 $A = 33.81'$
 $T = 17.58'$
 $Ch = 33.17'$
 $N39^{\circ}53'38''W$
DOUBLE EAGLE CIRCLE
 50 FT. RADIUS CUL-DE-SAC
 REF.: VOLUME 7 PAGE 93
 (PLAT RECORDS)

Title Company: Kerrville Title Company
Commitment: G.F. Number 2011125

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, that all property corners are marked as shown, that this plat correctly shows the location of all matters of record of which I have been advised by the Title Company, and that there are no visible easements, encroachments, conflicts, or protrusions, other than fences, apparent or known to me to be on the property, except as shown hereon. (Bearing basis True north based on GPS observations)

Date Surveyed: February 7, 2011

Dated this 10th day of February, 2011

Mike A. Grogan
Registered Professional Land Surveyor No. 5296



ITEMS LISTED IN SECTION 10 OF THE TITLE COMMITMENT WHICH AFFECT THE SUBJECT PROPERTY:

10 FT. WIDE PUBLIC UTILITY EASEMENT (AS SHOWN)
REF.: VOLUME 7 PAGE 93 (PLAT RECORDS)

WATER RIGHTS RESERVED IN WARRANTY DEED FROM COMANCHE TRACE RANCH AND GOLF CLUB, LLLP TO SMITH CONSOLIDATED LTD., ET VIR,
REF.: VOLUME 1500 PAGE 664
(REAL PROPERTY RECORDS)

ASSIGNMENT OF TITLE TO UNDERGROUND FACILITIES, FROM COMANCHE TRACE RANCH AND GOLF CLUB, LLLP TO KERRVILLE TELEPHONE COMPANY
REF.: VOLUME 1185 PAGE 66
(REAL PROPERTY RECORDS)

Handwritten notes:
✓ Abstract of
✓ Beverly Bruce Nease

DWG\COMANCHE\TTITLESVY\S4\P1S4L27T.DWG
COMANCHE.CRD

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

Date: 10-30-2024 GF No. _____

Name of Affiant(s): Janie Whitewood

Address of Affiant: 3136 Double Eagle Circle Kerrville, Tx. 78028

Description of Property: Residential Home
County Kerr, 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."): owner

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 2015 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.

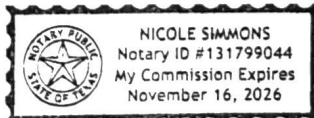
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Janie Whitewood

Janie Whitewood

SWORN AND SUBSCRIBED this 30 day of October, 2024

Nicole Simmons
Notary Public



(TXR-1907) 02-01-2010