

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

Date: 9-30-2024 GF No. \_\_\_\_\_

Name of Affiant(s): Kyle Bippert

Address of Affiant: 109 Ridgcrest, Floresville, TX 78114

Description of Property: 1700 J St, Floresville, TX 78114

County Wilson, 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 \_\_\_\_\_ 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

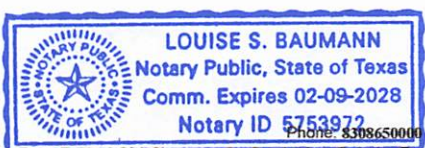
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

[Signature]

SWORN AND SUBSCRIBED this 30<sup>th</sup> day of September, 2024

[Signature]  
Notary Public  
Louise S Baumann  
(TXR-1907) 02-01-2010



(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Name of Affiant \_\_\_\_\_  
Address of Affiant \_\_\_\_\_  
City and State of Affiant \_\_\_\_\_  
County \_\_\_\_\_  
This Company is used herein as the first insurance Company whose policy of this insurance is listed in Exhibit A.

I hereby certify that the undersigned owner for the State of \_\_\_\_\_  
is the owner of the Property for the State of \_\_\_\_\_  
and the owner of the Property for the State of \_\_\_\_\_  
is the owner of the Property for the State of \_\_\_\_\_

1. We are familiar with the property and the matters herein stated on this Property.  
2. We are making a statement regarding this insurance and the proposed financial matter as stated here requested  
and boundary coverage in the title insurance policy to be issued in this transaction. We understand that the  
Company may make coverage in the coverage of the title insurance as this Company may deem appropriate. We  
understand that the owner of the property of the State of \_\_\_\_\_ is a state and subject a similar statement to a  
state and subject coverage in the title policy of this insurance upon payment of the proposed premium.

3. To the best of our actual knowledge and belief, there  
is no construction project such as new structures, additional buildings, vacant garages, swimming pools or other  
construction improvements or fixtures.  
4. There is no boundary line or boundary line or boundary wall.  
5. There is no construction project or immediately adjoining property (or) which encroaches on the Property.  
6. There is no construction, replanting, excavation, utility, or other encroachment (such as a utility line) or any part  
thereof on the Property.

7. I certify on the following (If None, Please Check "None" Below):  
\_\_\_\_\_

8. We understand that this Company is relying on the truthfulness of the statements made in the affidavit to  
provide the title and boundary coverage and upon the truthfulness of the existing title property survey of the Property. This  
Affidavit is not made for the benefit of any other party and the Affiant does not constitute a warranty or guarantee of  
the location of improvements.

9. We understand that we have no liability to this Company that will cause the policyholder 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.

Notary Public \_\_\_\_\_

