

## COMMERCIAL REAL PROPERTY AFFIDAVIT T-47

Date: April 19, 2012

GF No.:20120129

Name of Affiant(s): **Thomas L. Hogan, Manager of TLH Holdings LLC**

Address of Affiant(s): **9907 San Pedro Ave., San Antonio, TX 78216**

Description of Property: **Lot 30, Block 4, New City Block 13342, North Star Hills Subdivision, Unit 1, situated in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 4500, Page 224, Deed and Plat Records of Bexar County, Texas;**

Name of Title Company: **AmeriPoint Title San Antonio**

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.
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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since **June 29, 2009** 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):  
ONLY THOSE REFLECTED IN THE TITLE COMMITMENT DATED **March 1, 2012**.

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 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.

Executed this April 19, 2012.

**TLH Holdings LLC,**  
**a Texas limited liability company**

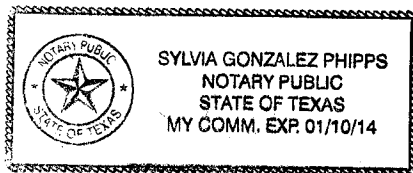
By: \_\_\_\_\_

**Thomas L. Hogan, Manager**

STATE OF Texas )

COUNTY OF Bexar )

This instrument was acknowledged before me on April 19, 2012, by Thomas L. Hogan, Manager of TLH Holdings LLC, a Texas limited liability company, on behalf of the Texas limited liability company.



\_\_\_\_\_  
Notary Public, State of Texas

BUYER: THOMAS L. HOGAN

LOT 30 BLOCK 4 N.C.B. 13342

SUBDIVISION NORTHSTAR HILLS SUBDIVISION, UNIT 1

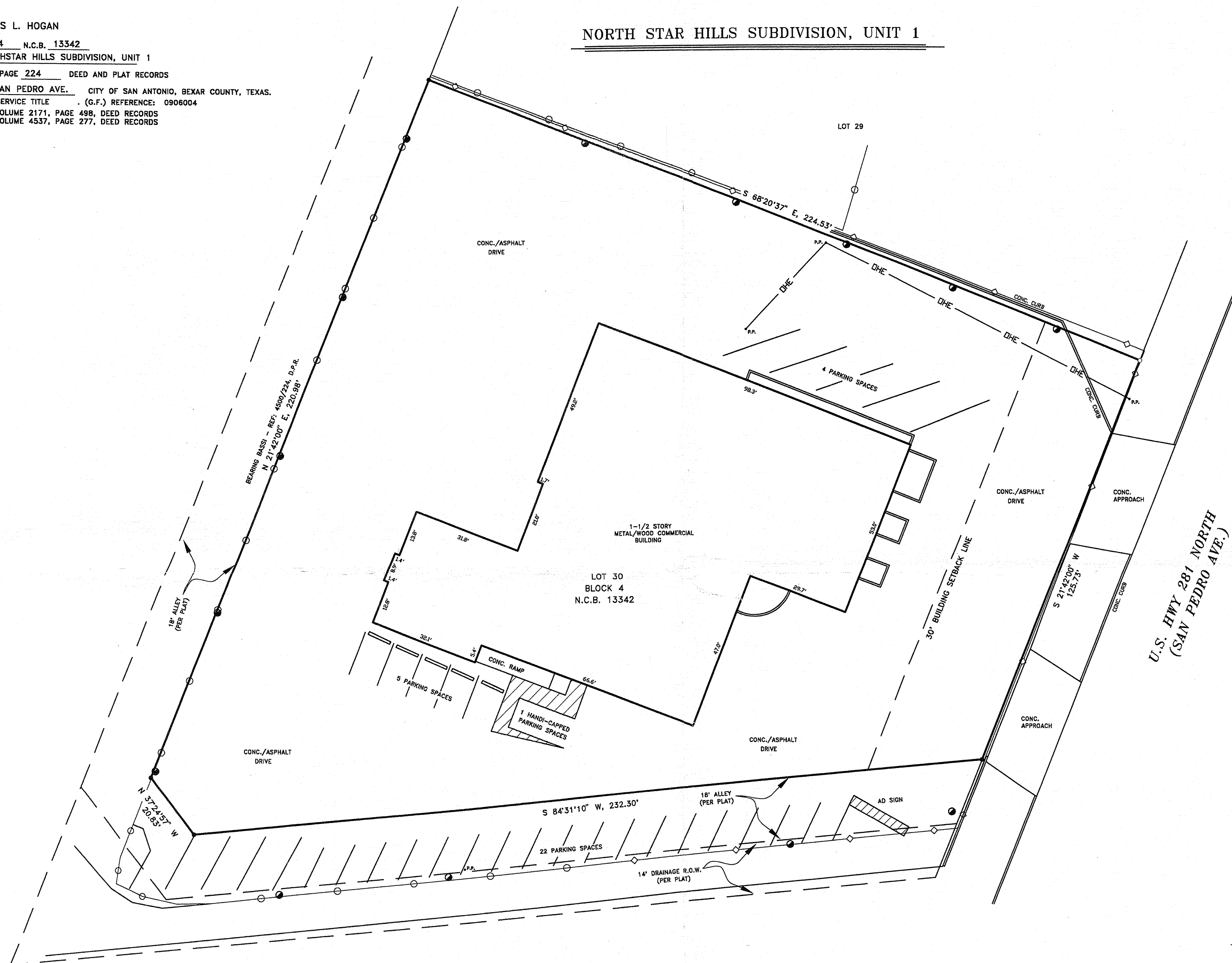
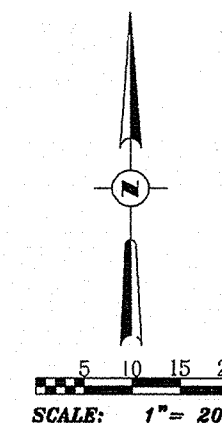
VOLUME 4500 PAGE 224 DEED AND PLAT RECORDS

ADDRESS: 9907 SAN PEDRO AVE. CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SURVEY FOR SERVICE TITLE (G.F.) REFERENCE: 0906004

RESTRICTIONS: VOLUME 2171, PAGE 498, DEED RECORDS  
VOLUME 4537, PAGE 277, DEED RECORDS

# NORTH STAR HILLS SUBDIVISION, UNIT 1



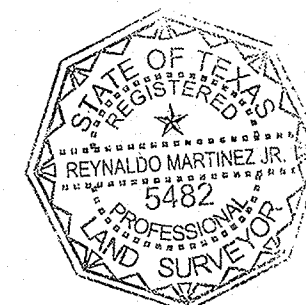
## PLAT LEGEND

- PK NAIL WITH DISK
- PK NAIL SET
- ✱ SET IN CONC.
- DENOTES FENCE POST
- △ DENOTES HWY. R.O.W. MONUMENT
- ⊕ DENOTES CHAIN-LINK FENCE LINE
- ✕ DENOTES BARB WIRE FENCE LINE
- ⚡ DENOTES WOOD FENCE LINE
- ◇ DENOTES STEEL RAIL FENCE LINE
- DENOTES OVER HEAD ELECTRIC LINE
- P.P. DENOTES POWER POLE
- DENOTES NIGHT LIGHT

**MARTINEZ**  
SURVEYING AND MAPPING CO.  
8546 BROADWAY SUITE 225  
SAN ANTONIO, TX, 78217  
(210) 829-4244

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encumbrances or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.



This 29th day of JUNE, 20 09 A.D.

*Reynaldo Martinez Jr.*  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5482  
JOB No. 09-6-9





