

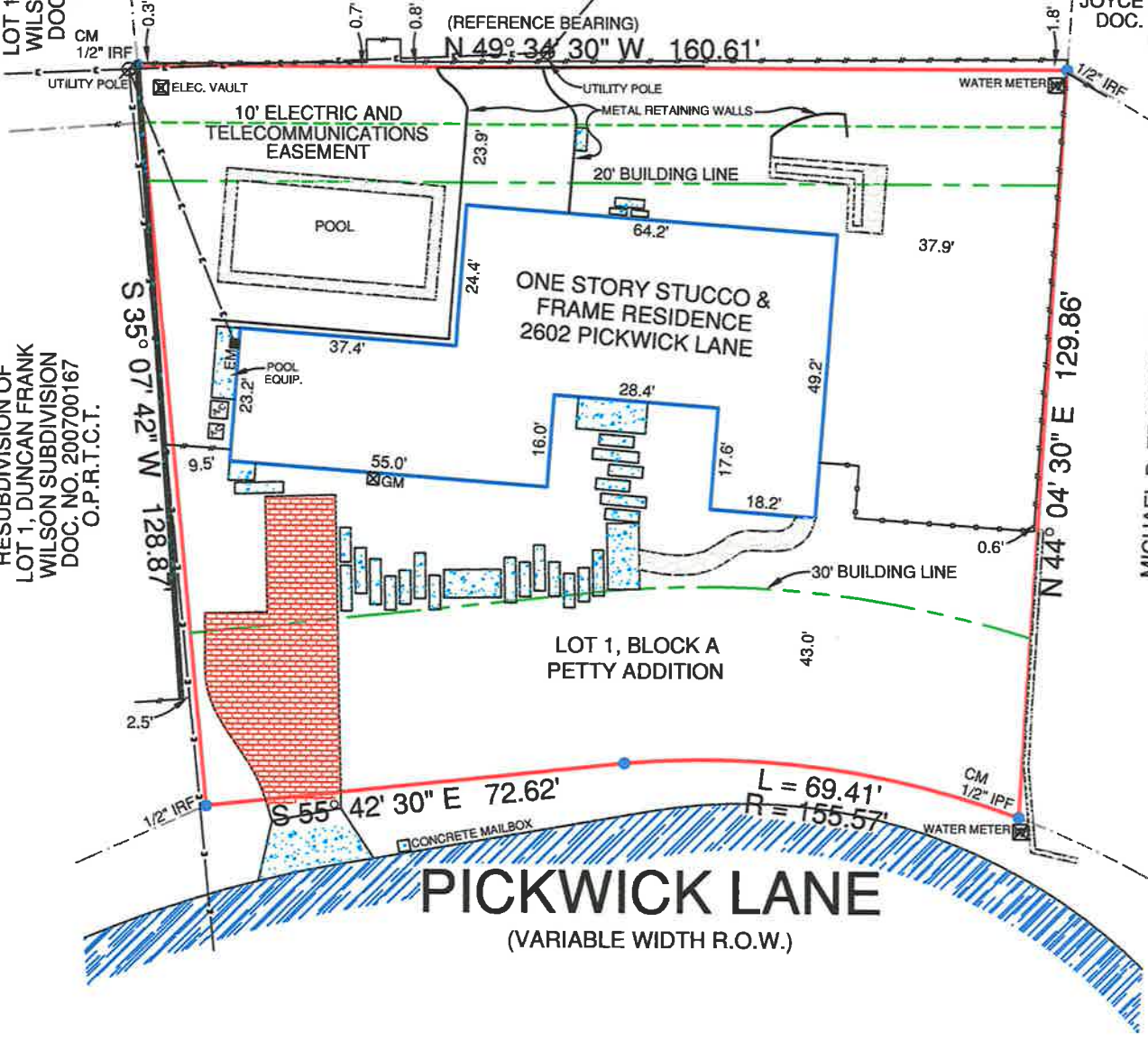
LOT 2, BLOCK A
REPLAT OF THE
RESUBDIVISION OF
LOT 1, DUNCAN FRANK
WILSON SUBDIVISION
DOC. NO. 200700167
O.P.R.T.C.T.

LOT 1, BLOCK A
REPLAT OF THE
RESUBDIVISION OF
LOT 1, DUNCAN FRANK
WILSON SUBDIVISION
DOC. NO. 200700167
O.P.R.T.C.T.

AARON B. CAHOON, II AND
WIFE, JULIA K. CAHOON
VOL. 7973, PG. 788
D.R.T.C.T.

JOYCE MARIE WALLACE
DOC. NO. 2007075412
D.R.T.C.T.

MICHAEL D. TROTTER AND
WIFE, STEPHANIE E. TROTTER
DOC. NO. 2007029341
D.R.T.C.T.



LEGEND:

WIRE FENCE	ASPHALT
FIBERGLASS FENCE	CONCRETE
CHAIN LINK FENCE	GRAVEL
WROUGHT IRON FENCE	TILE
WOOD FENCE	WOOD
METAL FENCE	BRICK
ELECTRIC LINE	STONE
RAILROAD (WOOD) TIE	
IRF = IRON ROD FOUND	
CM = CONTROLLING MONUMENT	

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(10b)-EASEMENT, VOL. 853, PG. 316, D.R.T.C.T.
(10c)-EASEMENT, VOL. 853, PG. 316, D.R.T.C.T.
(10f)-RESTRICTIONS, VOL. 853, PG. 316, D.R.T.C.T.
BUILDING LINES AND EASEMENTS ARE BASED ON THE PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:
BEING LOT 1, BLOCK A, OF PETTY ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED UNDER DOCUMENT NUMBER 201300076, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GF. NO.	01247-28847
BORROWER	WILLIAM B. PETTY, III A/K/A WILLIAM B. PETTY AND AIMEE PETTY A/K/A AIMEE D. PETTY
TECH	MSP
FIELD	TM

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0445 H DATED SEPTEMBER 26, 2008.

DATE: 09/09/14 JOB NO.: 14-4135
FIELD: 09/08/14

2602 PICKWICK LANE, AUSTIN, TX 78746
LOT 1, BLOCK A, PETTY ADDITION



Premier Surveying LLC
5700 W. Plano Parkway Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
premierorders@premierurveying.com
www.premiersurveying.com



DATE: _____
ACCEPTED BY: _____

Premier Surveying LLC
5700 W. Plano Parkway Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021

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

Date: April 15, 2024 GF No. _____

Name of Affiant(s): William B. Petty III, Aimee Petty

Address of Affiant: 2602 Pickwick Lane, Austin, TX 78746

Description of Property: Lot 1 Block A Petty Addn
County Travis, 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.):

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 9.9.14 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

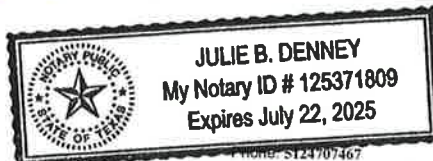
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

SWORN AND SUBSCRIBED this 15th day of APRIL, 2024

[Signature]
Notary Public



(TXR-1907) 02-01-2010