

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

Date: 11/28/2023 GF No. _____

Name of Affiant(s): Aric Denton, Alicia M. Denton

Address of Affiant: 10067 Circleview Drive, Austin, TX 78733

Description of Property: Lot 52 Block 1 Barton Creek West
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 MARCH 10, 2004 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

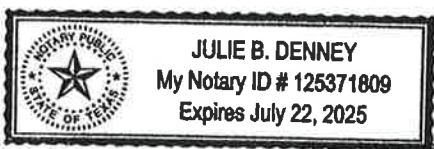
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

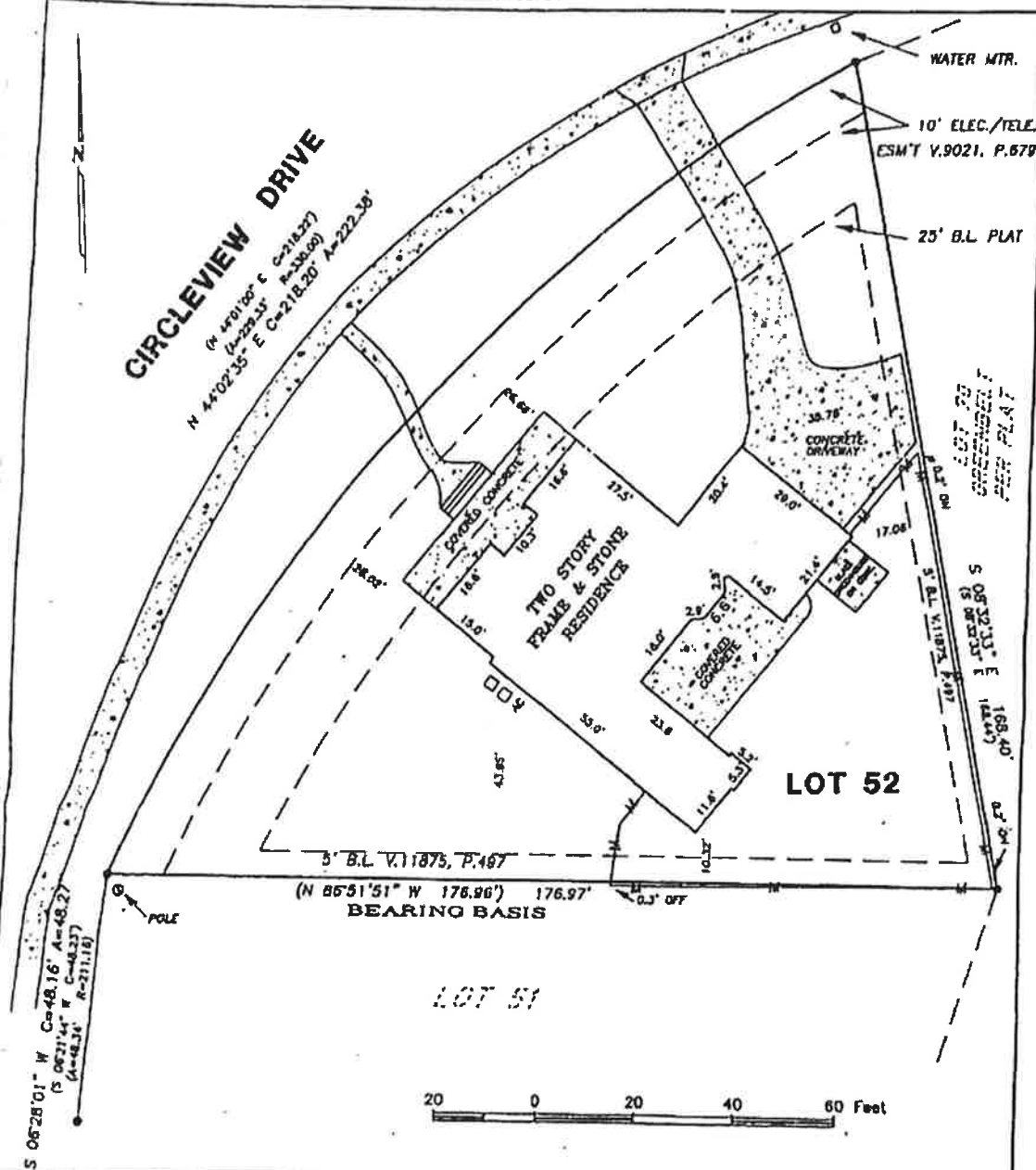
Signed by: [Signature]
 DocuSigned by: Aric Denton
 ID: 1B487076489
Alicia M. Denton
 ID: 317829D46A4A47F
Alicia M. Denton

SWORN AND SUBSCRIBED this 28TH day of NOVEMBER, 2023

Notary Public [Signature]



(TXR-1907) 02-01-2010



Lauren D. Ross 3/31/14
ELC/MS
3/31/14

Subject to Restrictions as Stated in V.9052, P.24 V.9489, P.702 V.11090, P.185 V.11363, P.437 V.11809, P.243 V.11875, P.497 and Per Plat in Vol. 84, Pg.182D.

- LEGEND**
- 1/2" IRON PIPE FOUND
 - 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - △ 800 NAIL FOUND
 - △ 800 NAIL SET
 - SPINDLE FOUND
 - × BARR WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - METAL FENCE
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.O.E. SURFACE DRAINAGE EASEMENT
 - E.E. ELECTRIC EASEMENT
 - W/M WATER/WASTEWATER RECORD INFORMATION
 - P.P. POWER POLE
 - O.U. OVERHEAD UTILITIES

Subdivision BARTON CREEK WEST, BLOCK ONE
 Lot 52 Block 84 Plat 182D
 County TRAVIS Course of Town 10067 Circleview Drive
 City AUSTIN TX Reference Plat MARK HANLEY & DENISE HANLEY

Dewey H. Burris & Associates, Inc.
 Land Surveying Services
 3404 West North Loop Blvd. 512-458-6988
 Austin, Texas 78758 Fax 512-458-9888
J. McCORMACK
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 5237

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 4810280295E DATED 8/18/83. IF IS REPRESENTED AS IN ZONE X, HOWEVER AS PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

DATE 3/10/04
 TITLE CO ALAMO
 O.F. / 04-7400937
 JOB / 0303704_TA
 SCALE 1" = 20'

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE BY THE ENGINEER, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT DEFERRED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR TOWNS IN PLACE, EXCEPT AS SHOWN HEREON TO THE BEST OF MY KNOWLEDGE, OR IF DOCUMENTS CONTAINED WITHIN THE REFERENCED TITLE COMMITMENT WERE REVIEWED.

DATE	BY	REVISION
3/10/04	JM	3/10/04
3/10/04	DS	3/10/04
3/16/04	WJK	3/16/04

EAR
 LAR