

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

Date: 18 May 2023

GF No. \_\_\_\_\_

Name of Affiant(s): Gabrielle Groom

Address of Affiant: 1901 Melissa Oaks Lane Austin, TX 78744

Description of Property: Single Family Residential

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 WITH THE ONTARIO STATES LEGAL FOREST IN MARY, MAY, 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 August 9, 2005 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.

Gabrielle Groom

SWORN AND SUBSCRIBED this 18 day of MAY, 2023

Notary Public [Signature]

(TXR-1907) 02-01-2010

Finizia Fruitauro, JAGC, U.S. Navy

Legal Assistance Assistant

Federal Notary, Under Authority of 10 U.S.C. § 1044a

Office of the Judge Advocate General of the Navy

Continental Express, Inc. 10000, Ontario, Canada N1T 1J5

Phone: 210-822-8062 Fax: 210-822-6646

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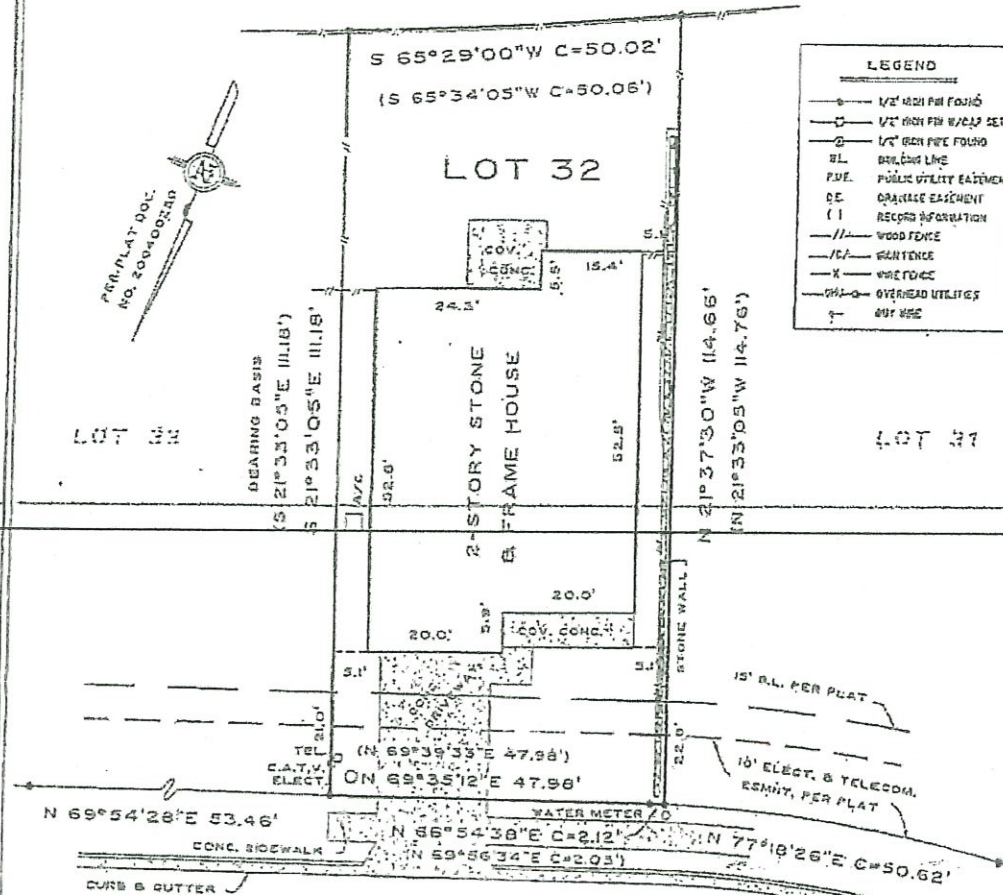
# Survey

SURVEY PLAT OF: 1301 MELISSA OAKS LANE, AUSTIN, TEXAS, 78744.

LEGAL DESCRIPTION: LOT 32, BLOCK 4, AMENDED PLAT OF CROSSING AT ONION CREEK, SECTION THREE AND FOUR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 200400250, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## BRANDT ROAD

(R.O.W. VARIES)



Restrictive Covenants and easement rights recorded in Document No. 200400023, Document No. 20040025; Document No. 2003093737, Document No. 2003274239, Document No. 200404113, Document No. 2004196760, Document No. 2005016370, Official Public Records of Travis County, Texas, affect this lot.

The following items of record do not affect this lot: Volume 12295, Page 452, Volume 11737, Page 1856, Document 2001059156, Document No. 2001053169, Document No. 2003133931.

This property is in Zone "X" of the F.E.M.A. Flood Insurance Rate Map for Travis County, Texas, Community Panel No. 480624 0215 G, Dated January 1973, 2000.

THE STATE OF TEXAS TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED COUNTY OF TRAVIS AND TO NORTH AMERICAN TITLE CO. AND NORTH AMERICAN TITLE INSURANCE CORP.

The undersigned does hereby state that this survey was this day made in the joint of the property legally described herein and to the best of his information, knowledge and belief is correct, and that there are no discrepancies, conflicts, shortage in area, visible utility line or road in place, except as shown herein, and that said property has access to and from a dedicated roadway, except as shown herein.

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Use of this survey for any other purpose or other parties shall be at their risk and undersigned is not responsible to others for any loss resulting therefrom.

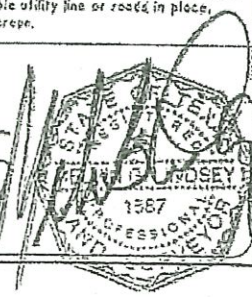
Dated this the 9th day of August, 2005

Job No. 52940805 Scale: 1" = 20'

SP. No. TX05666078485

POINT-LINE SERVICES, INC.

LAND & ENGINEERING SURVEYING  
MELVIN LINSEY, R.P.L.S. 1587  
4600 CAMERON ROAD SUITE 100  
AUSTIN, TEXAS 78724  
TEL: (512) 255-0805 FAX: (512) 255-0807



## Plat Map

