

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

Date: 7/11/2017 GF No. \_\_\_\_\_

Name of Affiant(s): Anna & Mason Stevens

Address of Affiant: 13316 Tamayo Drive

Description of Property: 13316 Tamayo Drive, Austin TX 78729 - single family residence  
County Williamson, 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 \_\_\_\_\_, 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 03/2011 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.

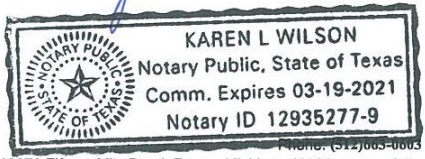
EXCEPT for the following (If None, Insert "None" Below:) Lean-to constructed on the north side of the house

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.

Anna Stevens

SWORN AND SUBSCRIBED this 11<sup>th</sup> day of July, 2017  
Karen L Wilson  
Notary Public

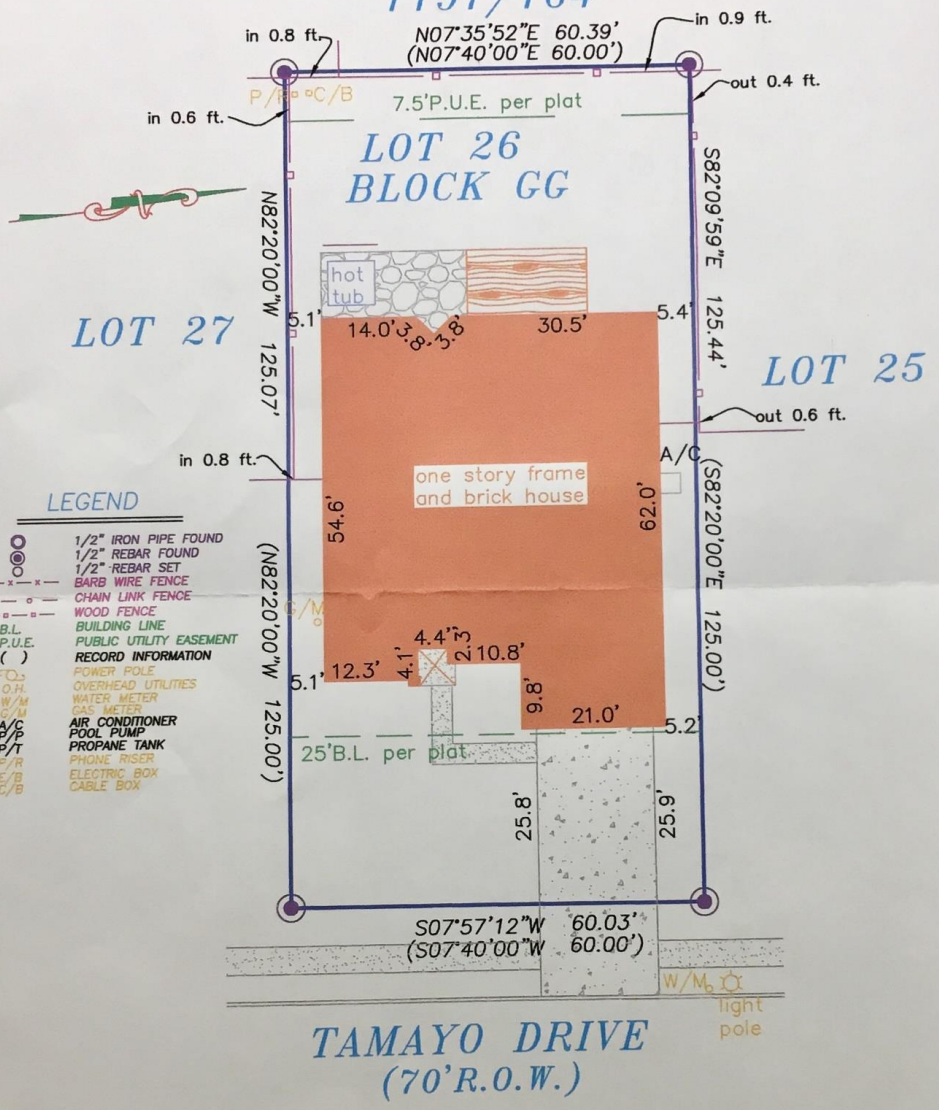


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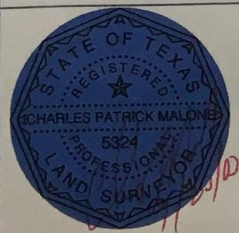
1100186

REFERENCE# 03-498 REFERENCE NAME MARK R. BERNETT/ANDREA BERNETT  
 STREET ADDRESS 13316 TAMAYO DRIVE  
 LOT 26 BLOCK GG SUBDIVISION MILWOOD  
 SECTION THIRTY-THREE PHASE CABINET K SLIDES 110-111 PLAT RECORDS  
 COUNTY WILLIAMSON STATE OF TEXAS CITY

**ROBINSON RANCH**  
**1197/164**



Subject to restrictive covenants recorded in Cabinet K, Slides 110-111, Plat Records; Volume 2221, Page 965, Official Records, Williamson County, Texas.



**RIVERCITY SURVEYING**

This property does not lie within the 100 year floodplain, and has a zone X rating as shown on the flood insurance rate maps F.I.R.M. MAP No. 43491C Panel 0325D Dated 01/03/97

TO THE LIENHOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO MARK R. BERNETT/ANDREA BERNETT CU MEMBERS MORTGAGE

I do hereby certify that this survey was this day made on the ground of the property legally described hereon and that there are no boundary line conflicts, encroachments, overlapping of improvements, or roads in place, except as shown hereon, and certifies only to the legal description and easements shown on the referenced title commitment.

This certification is for insurance purposes only and is not a guarantee that this property will or will not flood.

DATE: 08/08/03  
 TITLE CO.: AUSTIN TITLE  
 G.F. #2003 NO 259095-L  
 SCALE 1"=20'  
 Office (512) 834-6099 Fax (512) 836-2349 2209 W. Parmer Lane Austin, TX. 78727

FIELD WORK	HPG/LP	09/19/03
DRAFTING	SL	09/23/03
FINAL CHECK		
CORRECTIONS		
UP DATE		