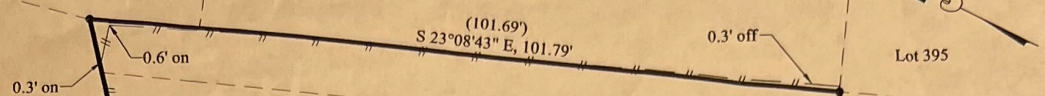


Lot 397

Lot 396

Scale 1"=20'



### LEGEND

- 1/2" REBAR FOUND
- /// WOOD FENCE
- BL BUILDING LINE
- PUE PUBLIC UTILITY ESMT
- DE DRAINAGE ESMT
- ( ) RECORD INFORMATION
- W WATER METER
- S SEPTIC
- T TELEPHONE PEDESTAL

7.5' DE and PUE (Plat)

12.1' x 16.1' frame shed on concrete blocks

Lot 392

N 47°31'58" E, 109.43' (109.25')



### LOT 393

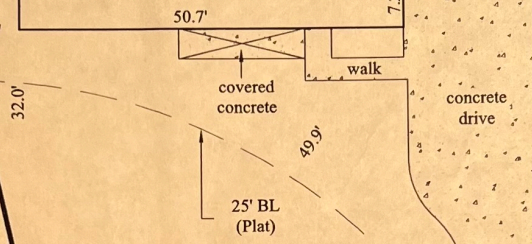
single story brick/residence

**RESTRICTIONS:**  
 Subject to Restrictions in Vol. 3930, Pg. 1758 and as per plat Vol. 51, Pg. 36.

Subject to Electric and/or telephone easement granted to Pedernales Electric Cooperative in Vol. 3810, Pg. 1550.

Subject to covenats, conditions, restrictions, assessments, charges and liens in Vol. 3930, Pg. 1758.

Subject to Building setback lines in Vol. 51, Pg. 36, Vol. 3930, Pg. 1758.



S 60°34'00" W, 126.98' Bearing Basis (127.08')

*Timothy G. Taylor*  
*Jolene Taylor*

## WHISPERING HOLLOW CIRCLE

(R.O.W. VARIES)

radius = 50.00' arc = 43.44' CH = N 03°03'57" E, 42.08' (arc = 43.96')

radius = 15.00' arc = 16.26' CH = N 03°00'36" E, 15.47' (arc = 16.48')

edge of road

### NOTE:

Unable to read bearings and distances on recorded Subdivision Plat. Distances based on information currently available.

SUBDIVISION POINT VENTURE, SECTION TWO

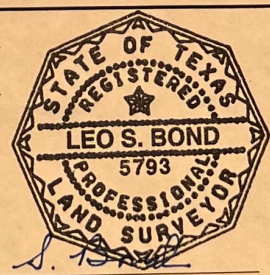
LOT: 393 BLOCK: - VOLUME 51 PAGE 36 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 603 WHISPERING HOLLOW CIRCLE

CITY: AUSTIN REFERENCE NAME TIMOTHY G. TAYLOR AND JOLENE TAYLOR

**ALL STAR**  
 Land Surveying

SIGNED BY: \_\_\_\_\_



12731 Research Blvd.  
 Building A, Suite 106  
 Austin, Texas 78759  
 (512) 249-8149 phone  
 (512) 331-5217 fax

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE X RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP No. 48453C0794F PANEL: 0794F DATED: 4/15/2002

This certification is for insurance purposes only and is not a guarantee that this property will or will not flood. Contact your local floodplain administrator for the current status of this tract.

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO  
**ALAMO TITLE COMPANY**

DATE: 10//2004  
 Title Co.: Alamo Title  
 G.F. # 04-7036222  
 JOB No. A1001104

I do hereby certify that this survey was this day made on the ground under my supervision and to the best of my knowledge 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.

FIELD WORK	Keith/Gary	10/5
DRAFTING	Jeremy Warren	10/6
FINAL CHECK	Leo Bond	10/6
UP DATE	NA	-

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

Date: 10/24/22 GF No. \_\_\_\_\_  
Name of Affiant(s): Melanie Hudson & Daniel Taylor  
Address of Affiant: 603 Whispering Hollow Circle, Point Venture, Tx 78645  
Description of Property: house - lot 393 Point Venture Sec 2  
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 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): gazebo + hot tub

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.

Melanie Hudson  
 Daniel Taylor

SWORN AND SUBSCRIBED this 24<sup>th</sup> day of October, 2022.

[Signature]  
Notary Public  
(TXR 1907) 02-01-2010

