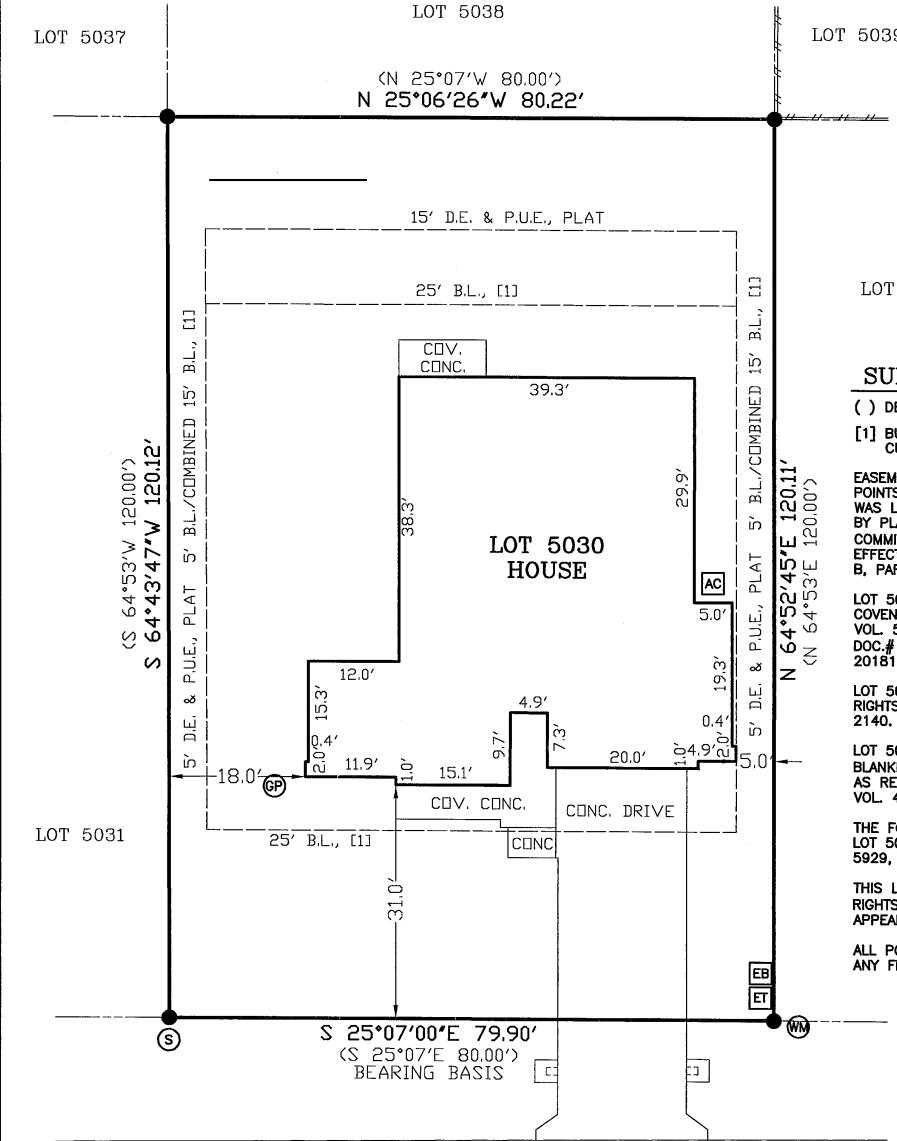


SCALE: 1"=20'



LEGEND

- WOOD FENCE
- ELEC. TRANS.
- ELEC. BOX
- A/C UNIT
- SEWER RISER
- GRINDER PUMP
- WATER METER
- IRON ROD FND.
- B.L. BUILDING LINE
- D.E. DRAINAGE ESMT.
- P.U.E. PUBLIC UTILITY ESMT.



LOT 5029

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
 [1] BUILDING LINE PER CITY OF LAGO VISTA CURRENT ZONING ORDINANCE.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY PLATINUM TITLE PARTNERS PER COMMITMENT G.F. #A20-33053-19, EFFECTIVE OCTOBER 4, 2020; SCHEDULE B, PARAGRAPH 10.

LOT 5030 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOL. 51, PG. 75; VOL. 3987, PG. 2140; DOC.# 200006308, 2014072663 & 2018187325.

LOT 5030 IS SUBJECT TO THE ESMT. RIGHTS AS STATED IN VOL. 3987, PG. 2140.

LOT 5030 IS SUBJECT TO THE BLANKET-TYPE ELEC./TELEPHONE ESMT. AS RECORDED IN VOL. 3950, PG. 1678 & VOL. 4130, PG. 1465.

THE FOLLOWING ESMTS. DO NOT AFFECT LOT 5030: VOL. 1169, PG. 89 & VOL. 5929, PG. 799.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

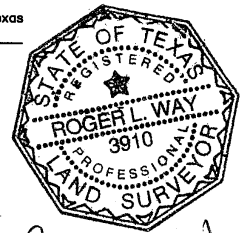
FLOOD NOTE

According to our latest copy of the Flood Insurance Rate Maps (F.I.R.M.) Community No. 48453C0215H, Panel No. 784, dated 09/26/2008, the subject property does not appear to lie within the Special Flood Hazard Zone Area & has a Zone X rating. All Points Surveying has not conducted an independent flood study and does not warrant the accuracy or current status of any F.E.M.A. map.

3904 CROCKETT AVENUE
 (50' R.O.W.)

LOT No. 5030 BLOCK "-" SUBDIVISION / ADDITION HIGHLAND LAKE ESTATES
 SECTION FIVE PHASE - Book - Page(s) 75 Cabinet - PLAT RECORDS
TRAVIS COUNTY, TEXAS Volume 51 Slide -
 CITY LAGO VISTA Document No. - Official Public Records of - County, Texas
 Reference: BRYCE MOORE AND KERRY MOORE

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR PLATINUM TITLE PARTNERS
 The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



Roger L. Way
 By: _____ Date: _____



ALL POINTS SURVEYING
 1714 FORTVIEW ROAD - SUITE 200
 AUSTIN TX. 78704
 TELE: (512) 440-0071 - FAX: (512) 440-0199
 FIRM REGISTRATION # 10118900

FIELD WORK	JF	11-17-20
DRAFTING	SCN	

SURVEY DATE: 11-18-20
 Job No. 11814320
 SCALE: 1"=20'

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

Date: 11/08/2022 GF No. _____
Name of Affiant(s): Bryce Moore and Kerry Moore
Address of Affiant: P.O. Box 5582, Lago Vista, TX 78645
Description of Property: LOT 5030 HIGHLAND LAKE ESTATES SEC 5
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 11-18-20 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.

Kerry Moore
Bryce Moore

SWORN AND SUBSCRIBED this 8th day of NOVEMBER, 20 22.

Jm. Shearen
Notary Public

(TXR 1907) 02-01-2010

