

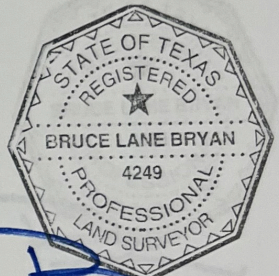
- LOT FIT
- PLOT PLAN
- LOT STAKE/ENVELOPE
- FORM SURVEY
- SLAB SURVEY
- FINAL SURVEY

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C13	67.34	250.00	015°25'57"	33.87	S04°53'10"E	67.13

Scale: 1" = 20'

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SETBACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: JANUARY 30, 2020



Legend:

- IRON ROD FOUND
- WATER METER
- GAS METER
- AIR CONDITIONER
- UTILITY
- //— WOOD FENCE
- CLEAN OUT
- ⊗ WATER VALVE
- ⊕ IRRIGATION CONTROL VALVE
- PROPANE TANK

DB# AMX019, 6905 SUNSET RIDGE WAY, PLAN NO. 4114D
 TO: PROSPERITY TITLE
 RE: LAIRD, FILE NO. 01346-14301, PROJ. NO. 19-184

GOOD NOTE:
 THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48453 C0205 H EFFECTIVE DATE 9-26-2008 LOCATED IN ZONE 'X'.

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS ACROSS SUBJECT PROPERTY SET OUT IN DOCUMENT NO. 200600342, ORTC. 2003078970, 2004165486, 2004203880, 2004237093, 2005037551, 2005063833, 2005081405, 2005091538, 2005108820, 2005115551, 2005190884, 2005190885, 2006014600, 2006046847, 2006051121, 2006096925, 2006199555, 2006207759, 2006212052, 2006212053, 2006212054, 2006216852, 2006240507, 2006049592, 2011098522, 2011119032, 2011157413, 2012049440, 2012107513, 2012195713, 2012215664, 2013208591, 2013228614, 2014014841, 2016008585, 2016019355, 2016122678, 2018001110, 2018001111, 2018001119, 2018070104, 2020007083, 2009185865, 2005087995, 2012125814, 2006207763, 2006207765, 2005191369, 2007066513, 2008034576, 2009144303, Official Public Records of Travis County, Texas. 611/519, DRTC.

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 6905 SUNSET RIDGE WAY IN TRAVIS COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT 11, BLOCK 'B', THE HOLLOWS PHASE II-C, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 200600342 OF THE OFFICIAL RECORDS TRAVIS COUNTY, TEXAS.

MHI
 8200 N. Mopac Expwy., Suite 300, * Austin, Texas 78759 * (512) 502-2050
FINAL SURVEY

BRYAN TECHNICAL SERVICES, INC.
 P. O. BOX 1371
 TAYLOR, TEXAS 76754
 512-352-9090
 512-352-9091 (Fax)
 surveying@austin.rr.com
 Firm No. 10128500



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

Date: 2/14/2022 GF No. _____
Name of Affiant(s): Joseph Laird & Donna Laird
Address of Affiant: 6905 Sunset Ridge Way Jonestown TX
Description of Property: single family house
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 February 28, 2020 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.

Donna Laird
Joseph Laird

SWORN AND SUBSCRIBED this 14th day of February, 20 22.

Anastacia Iris Laramore

Notary Public
(TXR 1907) 02-01-2010

