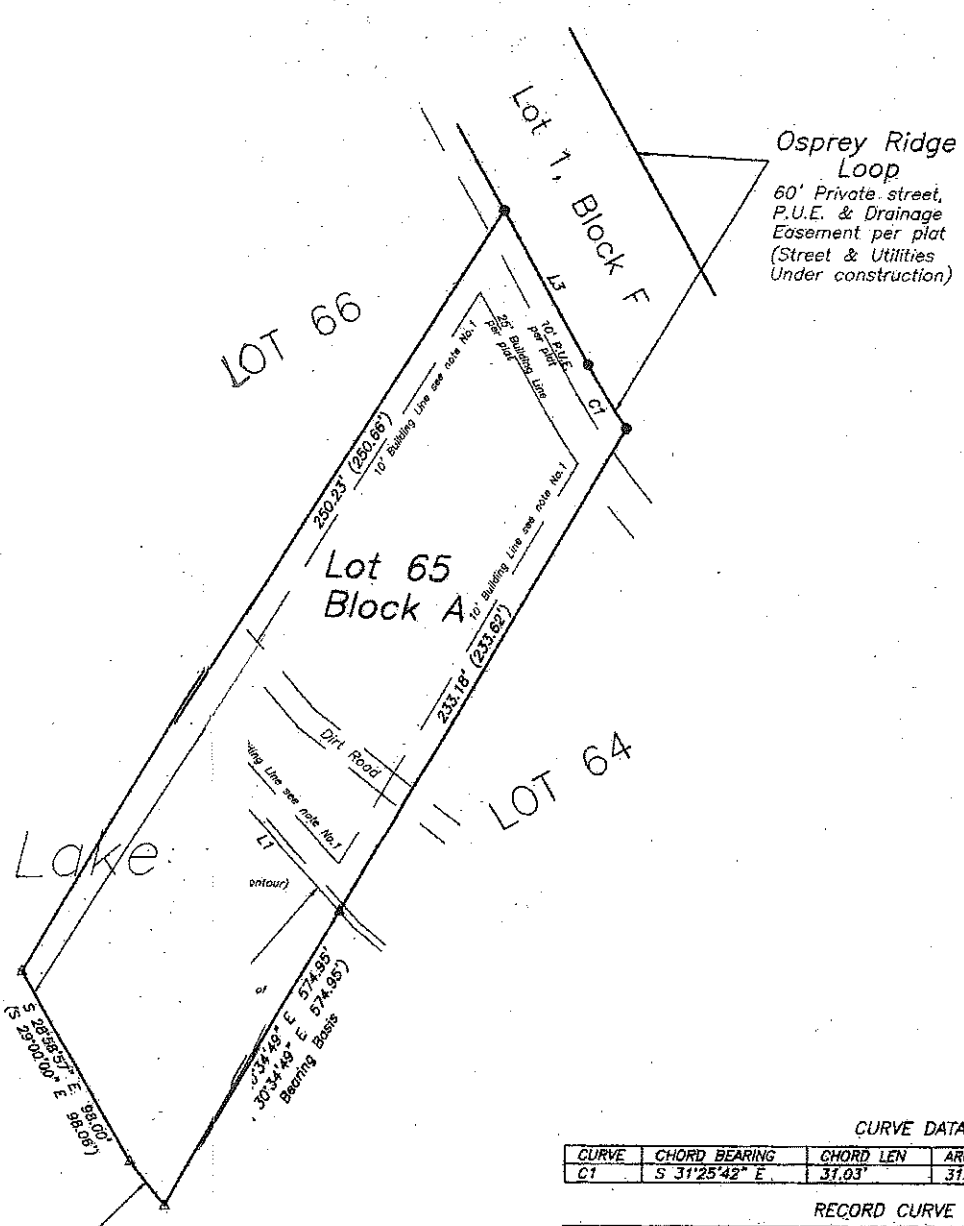


# 1311 OSPREY RIDGE



**Osprey Ridge Loop**  
 60' Private street,  
 P.U.E. & Drainage  
 Easement per plat  
 (Street & Utilities  
 Under construction)

### CURVE DATA

CURVE	CHORD BEARING	CHORD LEN	ARC LENGTH	RADIUS	DELTA ANGLE
C1	S 31°25'42" E	31.03'	31.04'	330.00'	05°23'22"

### RECORD CURVE DATA

CURVE	CHORD BEARING	CHORD LEN	ARC LENGTH	RADIUS	DELTA ANGLE
C1	S 31°31'13" E	31.03'	31.04'	330.00'	5°23'23"

### LINE DATA

LINE	BEARING	DISTANCE
L1	N 41°46'15" W	82.61'
L2	N 32°31'41" W	21.60'
L3	S 28°51'49" E	73.14'

### RECORD LINE DATA

LINE	BEARING	DISTANCE
L1	N 41°46'26" W	82.65'
L2	N 32°31'54" W	21.60'
L3	S 28°49'31" E	73.14'

S 37°38'57" E 24.92'  
 (S 37°40'00" E 24.93')

Lien holders of the premises surveyed that it  
 of Professional Land Surveyor's Standards and

*Charles C. Walker*  
 Charles C. Walker  
 Registered Professional Land Surveyor  
 Number: 5283

Surveyed By:

**WALKER, TEXAS SURVEYORS**  
 P.O. Box 324  
 Cedar Park, Texas 78630-0324

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

Date 03/09/2023 GF No. n/a  
Name of Affiant(s) Mark Alan Cox  
Address of Affiant 5209 Patrick Henry St, Bellaire, TX 77401  
Description of Property LOT 65 BLK A WATERFORD ON LAKE TRAVIS 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 2021 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.

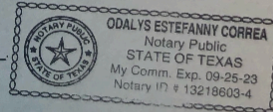
EXCEPT for the following (If None, Insert "None" Below) None

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.

Mark Alan Cox  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 10<sup>th</sup> day of March, 2023

Emily Dieckmann  
\_\_\_\_\_  
Notary Public  
(TXR 1907) 02-01-2010



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