

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

Date: 3-14-2023 GF No. _____
Name of Affiant(s): Dorell Menacky
Address of Affiant: 21404 Stampede Lago Vista, TX 78645
Description of Property: Lot 8150 BAR-K RANCHES PLAT 8
County: Texas, 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 9-27-2002 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.

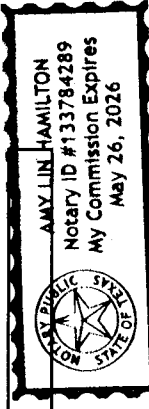
EXCEPT for the following (If None, Insert "None" Below): added picket fence, added flag pole

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.

Dorell Menacky

SWORN AND SUBSCRIBED this 14th day of March, 2023.

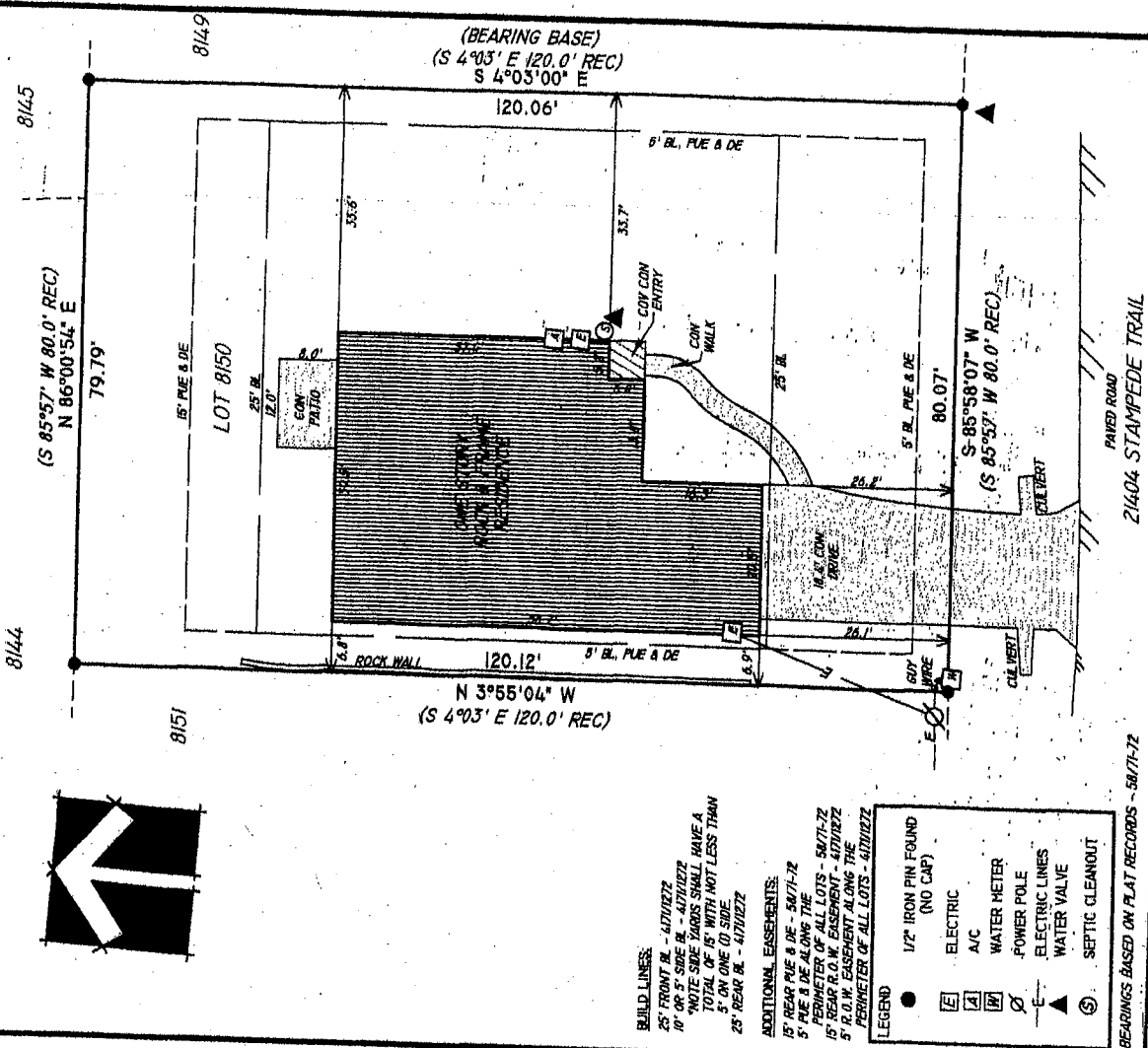


Notary Public
(TXR 1907) 02-01-2010

PLAT SHOWING THE LOCATION OF IMPROVEMENTS ON LOT 8150, OF BAR-K RANCHES, SECTION EIGHT (8), A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58, PAGE 71 OF THE PLAT OF TRAVIS COUNTY, TEXAS.

JOB NO: LAGO 8150
 DRAWN: JB 10-16-02
 F.C.: MH

SUBJECT TO: (1) RESTRICTIVE COVENANTS - 5471, 4711/272, 7516/304, #2000006308
 (2) TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS, EASEMENTS, ASSESSMENTS- 4711/272, 7516/304, #2000006308
 (3) COVENANTS FOR ASSESSMENTS - 4711/272, 7516/304, #2000006308



BUILD LINES:
 25' FRONT RL - 4711/272
 10' OR 5' SIDE RL - 4711/272
 *NOTE SIDE YARDS SHALL HAVE A TOTAL OF 15' WITH NOT LESS THAN 5' ON ONE (1) SIDE
 25' REAR RL - 4711/272

ADDITIONAL EASEMENTS:
 15' REAR PUE & DE - 5471-72
 5' PUE & DE ALONG THE PERIMETER OF ALL LOTS - 5471-72
 15' REAR R.O.W. EASEMENT - 4711/272
 5' R.O.W. EASEMENT ALONG THE PERIMETER OF ALL LOTS - 4711/272

- LEGEND**
- 1/2" IRON PIN FOUND (NO CAP)
 - ⊠ ELECTRIC
 - ⊡ A/C
 - ⊞ WATER METER
 - ⊕ POWER POLE
 - ⊖ ELECTRIC LINES
 - ⊗ WATER VALVE
 - ⊙ SEPTIC CLEANOUT

BEARINGS BASED ON PLAT RECORDS - 5471-72
 CERTIFY TO: COMMERCE TITLE INSURANCE COMPANY / COMMERCE TITLE / GRIDER / GF NO. 02-06-5953
 THE STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF WILLIAMSON \$

THAT SURVEYOR FOR CASTLEBERRY SURVEYING, INC. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.
 THIS SURVEY IS COPYRIGHT 2003 BY CASTLEBERRY SURVEYING, INC. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN 90 DAYS OF THE COMPLETION OF THIS SURVEY.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #06453320 E DATED JUNE 10, 1993; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT REPRESENT ACCURACY OR INACCURACY OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOODING OR FLOOD DAMAGE.

CASTLEBERRY SURVEYING, INC.
 NORTH OFFICE:
 203 S. H-36 STE 101C
 GEORGETOWN, TX 78628
 TELEPHONE: 512/930-1600 FAX: 512/930-9389
 E-MAIL: info@castleberysurveying.com

WITNESS BY HAND AND SEAL
 THIS 27TH DAY OF OCTOBER 2003