

LOT 81  
GREENBELT, P.U.E. & D.E.

95.04' (ACTUAL TYP.)  
94.92' (RECORD TYP.)

N 41°03'32" E  
N 41°00'06" E

135.03'  
135.19'

141.32'  
141.07'

LOT 20

LOT 19

LOT 18

25' BLDG. LINE PER \*\*

5' BLDG. LINE PER \*\*

5' BLDG. LINE PER \*\*

BEARING BASIS

S 47°14'34" E  
S 47°14'34" E

35' BLDG. LINE PER  
VOL. 11875, PG. 497

25' BLDG. LINE PER PLAT

7.5' SIDEWALK &  
F.U.E. PER PLAT

CRITICAL WATER QUALITY  
ZONE PER PLAT (SCALED)

S 35°51'42" W  
C=185.69'

S 45°19'48" W

S 45°14'30" W 54.15'

CONC. C & G

**BARTON POINT DRIVE**  
(50' ROW)

**LEGEND**

- ⊗ IRON FENCE
- WOOD FENCE
- EM □ ELECTRIC METER
- WM ○ WATER METER
- TV ○ CATV PEDESTAL
- CO ○ CLEANOUT
- IRF ● 1/2" IRON ROD FOUND
- PHF ● PUNCH HOLE FOUND

CURVE NO.	RADIUS		CHORD BEARING	CHORD	ARC
C1	803.20'	ACTUAL	S 44°01'07" W	40.17'	40.17'
		RECORD	S 43°53'55" W	40.12'	40.13'

\*\* VOL. 8666, PG. 766, VOL. 9052, PG. 24, VOL. 9489, PG. 702, VOL. 11090, PG. 185, VOL. 11875, PG. 497 & DOC. NO. 2009013667

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 84, PG. 181A, PLAT RECORDS VOL. 8666, PG. 766, VOL. 8683, PG. 606, VOL. 9025, PG. 48, VOL. 9052, PG. 24, VOL. 9489, PG. 702, VOL. 11090, PG. 185, VOL. 11363, PG. 437, VOL. 11809, PG. 243, VOL. 11875, PG. 497, REAL PROPERTY RECORDS, DOC. NO. 2009013667, DOC. NO. 2012144562, DOC. NO. 2015000967 AND DOC. NO. 2015083321, OFFICIAL PUBLIC RECORDS.

\* FLAT RECORDS

**PLAT OF SURVEY**

Survey No. 20118

SCALE: 1" = 20'

GF 202001119

Said lot is in Zone X as identified by the  
Federal Emergency Management Agency on  
Community Panel No. 48453C 0420J & PER PLAT  
Dated: JAN. 22, 2020

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

LOT NO. 19 BLOCK NO. —

ADDITION OR SUBDIVISION BARTON CREEK WEST, BLOCK FOUR, VOLUME 84, PAGE 181A, \*  
STREET ADDRESS 3106 BARTON POINT DRIVE CITY AUSTIN COUNTY TRAVIS  
SURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE ZACHARY D. & JILL L. BURKE  
TO: TITLE RESOURCES GUARANTY COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS  
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

**SNS ENGINEERING, INC.**

12885 US Highway 183 North, Suite 101-B  
Austin, Texas 78750

(512) 335-3944 \* (512) 250-8685 (Fax) *JM*

695/72, DC

Date: 04-21-2020



*Charles W. Bradford*

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

Date: October 20, 2023

GF No. \_\_\_\_\_

Name of Affiant(s): Zack Burke, Jill Burke

Address of Affiant: 3106 Barton Point Drive, Austin, TX 78733

Description of Property: Lot 19 Block 4 Barton Creek West  
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 April 21, 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.

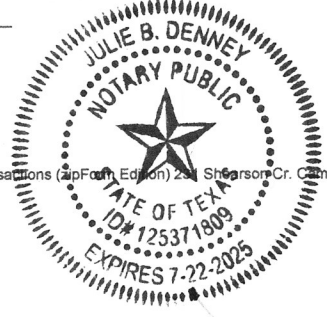
Zack Burke  
DocuSigned by:  
Zack Burke

Jill Burke  
DocuSigned by:  
Jill Burke

Jill Burke

SWORN AND SUBSCRIBED this 20<sup>TH</sup> day of OCTOBER, 2023

[Signature]  
Notary Public



(TXR-1907) 02-01-2010