

2605 HILLVIEW ROAD

(ROW = 50.00')

(BEARING BASIS)

(N 29°52'00"E 100.00') N 29°52'00"E

99.96'

60d NAL FND.

SCALE
1" = 20'

1/2" I.P.F.

NEIGHBORS CONC. DRIVE
(S 60°08'00"E 140.00') N 60°13'00"W 139.88'

1-STORY
BRICK and WOOD
HOUSE

Gym

LOT 3

LOT 2

1 1/2 ROCK WALL

POWER LINE (TYP.)

5' PUBLIC UTILITY EASE, PLAT

WOOD FNC.
(TYP.)

1/2 ROCK WALL

1 1/2" I.P.F.

60d Fnd
(@ End of Rock wall)

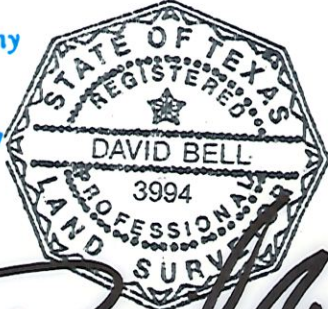
(N 29°52'00"E 100.00') S 30°06'15"W 100.10'

LOT NO. <u>3</u>	BLOCK NO. _____	SUBDIVISION ADDITION <u>BRENTWOOD PLACE</u>
SECTION UNIT _____	PHASE _____	BOOK VOLUME <u>4</u> PAGE SLIDE <u>164</u> PLAT RECORDS
COUNTY <u>TRAVIS</u>	STATE OF TEXAS	STREET ADDRESS <u>2605 HILLVIEW ROAD</u>
CITY <u>AUSTIN</u>	REFERENCE NAME <u>LACEY MIESCH</u>	



American Surveying Company
of Austin

812 San Antonio St., Suite G-17
Austin, Texas 78701
(512) 482-0071



David Bell

Subject property DOES NOT
lie within the 100 Year flood
prone area and has a Zone X
rating as shown on the Flood
Insurance Rate Maps (F.I.R.M.)
Community No. 480624
Panel 205E
dated 6-16-93
This certification is for
insurance purposes only and is
not a guarantee that this
property will or will not flood.

DATE 5 MAY 1994
TITLE CO. COMMERCIAL TITLE
G. F. # 940865
J. O. # R5-10-94
SCALE: 1" = 20'

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES SURVEYED AND TO
COMMERCIAL TITLE OF AUSTIN
I do hereby certify that this survey was this day made on the
ground of the property legally described hereon and is correct,
and that there are no discrepancies, boundary line conflicts,
encroachments or protrusions, overlapping of improvements,
visible utility lines or roads in place, except as shown hereon,
and that said property has access to and from a dedicated
roadway, except as shown hereon.

DATE	BY
FIELD WORK	5-5-94 JS
DRAFTING	5-5-94 GD
FINAL CHECK	
CORRECTIONS	
UP DATE	

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

Date: 1/11/23 GF No. _____
Name of Affiant(s): Lacey Miesch
Address of Affiant: 2605 Hillview
Description of Property: 2605 Hillview Rd.
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 2003 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:)

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.

Lacey Miesch

SWORN AND SUBSCRIBED this 11 day of Jan, 20 23

[Signature]
Notary Public

(TXR 1907) 02-01-2010

