

Dizon Land Surveying  
**SURVEY PLAT**

J4082

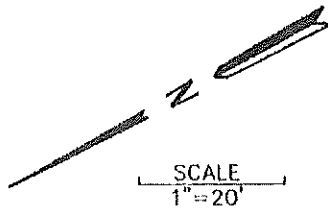
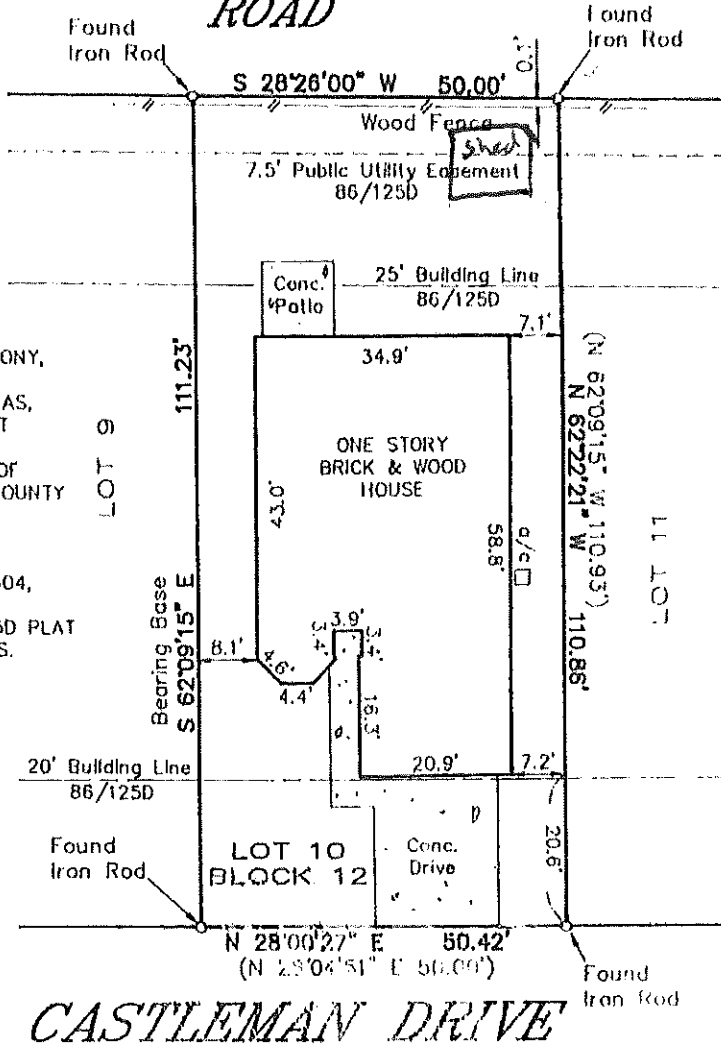
OWNER:  
SCOTT A. BALDWIN

ADDRESS:  
4707 CASTLEMAN DRIVE

**HUNTERS BEND  
ROAD**

LEGAL DESCRIPTION:  
LOT 10, BLOCK 12, AUSTIN'S COLONY,  
A SMALL LOT SUBDIVISION, AN  
ADDITION IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN BOOK 86,  
PAGES 125D-126A-126B-126C, OF  
THE PLAT RECORDS OF TRAVIS COUNTY  
TEXAS.

LOT 10 IS SUBJECT TO:  
RESTRICTIONS 9651/592, 9742/604,  
10703/110B & 10703/1125 REAL  
PROPERTY RECORDS AND 86/125D PLAT  
RECORDS, TRAVIS COUNTY, TEXAS.  
GENERAL EASEMENTS 9651/592  
ASSESSMENT LIENS 9651/592,  
10703/110B & 10703/1125.



State of Texas:  
County of Travis:

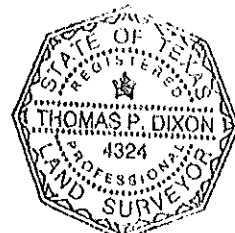
"TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE EASEMENTS  
SURVEYED AND TO GRACY TITLE COMPANY  
96071973-PF."

The undersigned does hereby certify that this map is a true and correct copy of the original as filed on the property legally described hereon and is correct in all particulars. There are no discrepancies, conflicts, shortages in area, boundary line, or easements, overlapping of improvements except as shown hereon. The property hereon has access to and from a dedicated roadway, and is shown hereon.

Dated this the 13th day of NOVEMBER 1996

And I certify that the property hereon is not within a special flood hazard area as identified by the Federal Insurance Administration of HUD Flood hazard boundary map revised 05/95. Map Number: 48453C0095 E  
Zone: X Dated: 6/1/93

Thomas P. Dixon R.P.L.S. 4324



6305 Forest Hills Drive, Austin, Texas Phone: 306-0032

*Handwritten note:* 4707 Castleman Drive

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

Date: 7-29-24 GF No. \_\_\_\_\_  
Name of Affiant(s): Isidro Rey Villado  
Address of Affiant: 4707 Castleman, Austin TX 78725  
Description of Property: \_\_\_\_\_  
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 \_\_\_\_\_ 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.

  
\_\_\_\_\_

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

(TXR 1907) 02-01-2010