

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

Date: 10/15/2024

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

Name of Affiant(s): Elizabeth Greenman

Address of Affiant: 1710 Palma Plz, Austin, TX 78703-3931

Description of Property: LOT 36 ENFIELD E

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 August 6, 2018 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): new brick paver driveway; new pool deck; ~~new~~ refinished pool; new steel art walls

\_\_\_\_\_

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.

Elizabeth Greenman

SWORN AND SUBSCRIBED this 15<sup>th</sup> day of October, 2024

Miriam Tamayo  
Notary Public



(TXR-1907) 02-01-2010

Amy Rung

Phone: 5126196169 Fax: 5123280302  
Lone Wolf Association (2017 Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

# Waterloo Surveyors Inc. SURVEY PLAT

J15516

OWNER:  
~~JOHN F. BERNSTEIN~~  
~~ERIN L. BERNSTEIN~~  
Elizabeth Greenman

ADDRESS:  
1710 PALMA PLAZA  
AUSTIN, TEXAS 78703

**LEGAL DESCRIPTION:**  
LOT 36, ENFIELD "E", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN 3, PAGES 180-181, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

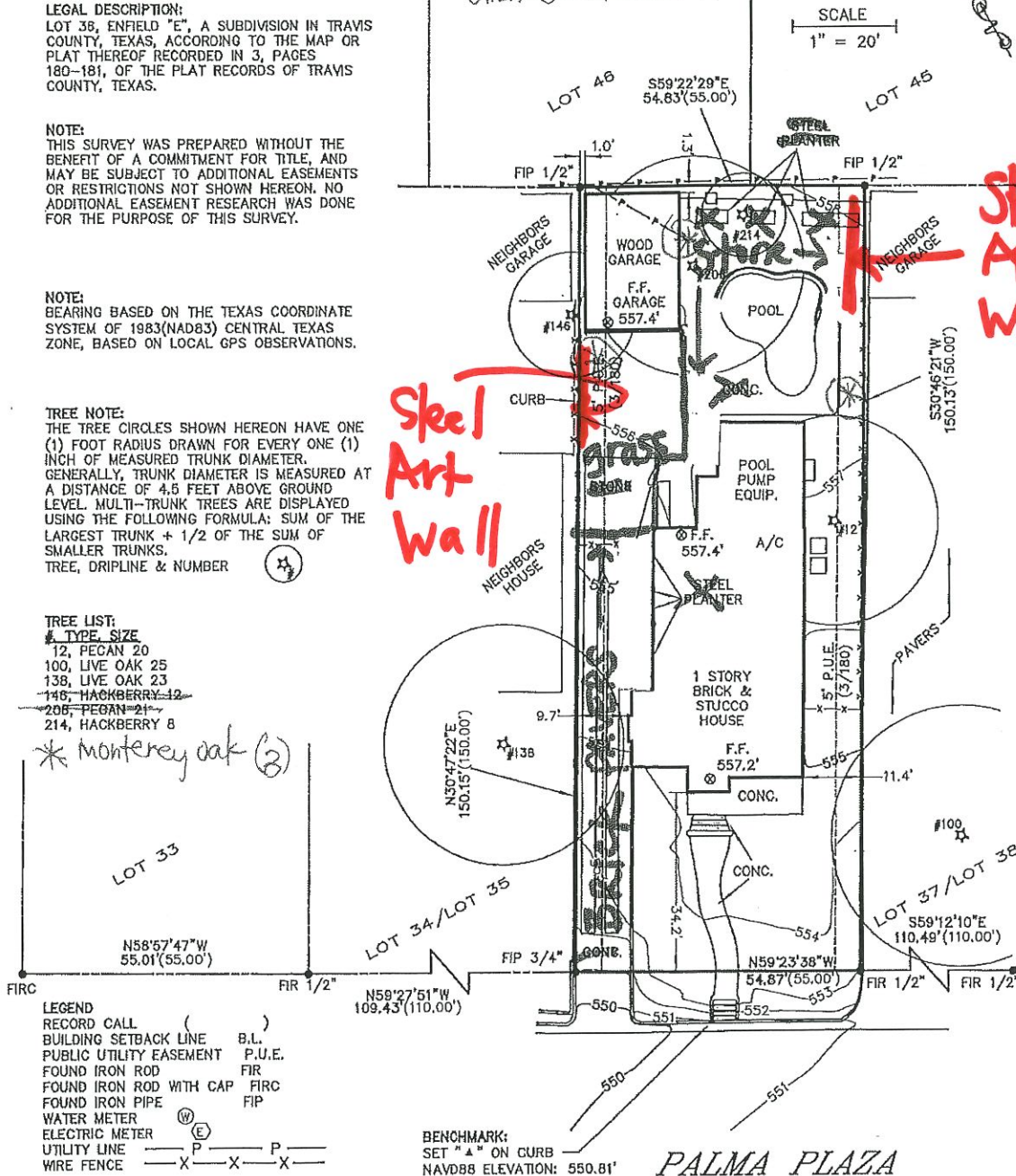
**NOTE:**  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

**NOTE:**  
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

**TREE NOTE:**  
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.  
TREE, DRIPLINE & NUMBER

**TREE LIST:**  
# TYPE SIZE  
12, PECAN 20  
100, LIVE OAK 25  
138, LIVE OAK 23  
~~146, HACKBERRY 12~~  
~~205, PECAN 21~~  
214, HACKBERRY 8

\* Monterey oak (2)



**LEGEND**

RECORD CALL	( )
BUILDING SETBACK LINE	B.L.
PUBLIC UTILITY EASEMENT	P.U.E.
FOUND IRON ROD	FIR
FOUND IRON ROD WITH CAP	FIRC
FOUND IRON PIPE	FIP
WATER METER	⊙
ELECTRIC METER	⊙(E)
UTILITY LINE	—P—P—
WIRE FENCE	—X—X—X—

**BENCHMARK:**  
SET "A" ON CURB  
NAVD88 ELEVATION: 550.81'

PALMA PLAZA

State of Texas;  
County of Travis;

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 3 5 6 Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 46453C0446J, Zone: X, Dated: 1/8/2018.

Dated this the 6th day of AUGUST, 2018.

  
Thomas P. Dixon R.P.L.S. 4324  
FIRM #10124400



P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602

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