

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: March 10, 2026

GF No. _____

Name of Affiant(s): Craig Beddingfield, Christina Beddingfield

Address of Affiant: 220 Tavish Trail, Lakeway, Tx 78738

Description of Property: LOT 77 BLK A LAKEWAY HIGHLANDS PHS 1 SEC 2

County Travis, Texas

Date of Survey: June 10, 2013

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, 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 construction occurred on or near the boundary of 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):

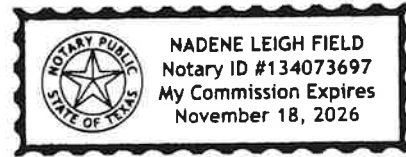
- A stone retaining wall and stone steps were constructed off the lower landing pad in the backyard, landscaping stones were also added along the sides of the yard to improve drainage. A flagstone patio was installed in the lower area of the backyard.
5. I understand that Title Company is relying on 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>Stanley Beddingfield</u></p> <p>_____</p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>Christen Beddingfield</u></p> <p>_____</p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 11th day of March, 2020

Nadene Leigh Field.
Notary Public



TITLE SURVEY

ATS Job #13041906s

Reference: Womack Address: 220 Tavish Trail, Lakeway, Texas
 Lot 77, Block A, LAKEWAY HIGHLANDS PHASE 1 SECTION 2, a subdivision in Travis County, Texas, according to the map or plat recorded in Doc. No. 200900050, Official Public Records, Travis County, Texas.

LAS VENTANAS LAND PARTNERS, LTD.
 REMAINDER OF 1023.287 ACRE TRACT
 TRACT ONE, DOC. #2004230439

(N 56°33'09" E 97.84')
 N 56°32'04" E 98.01'

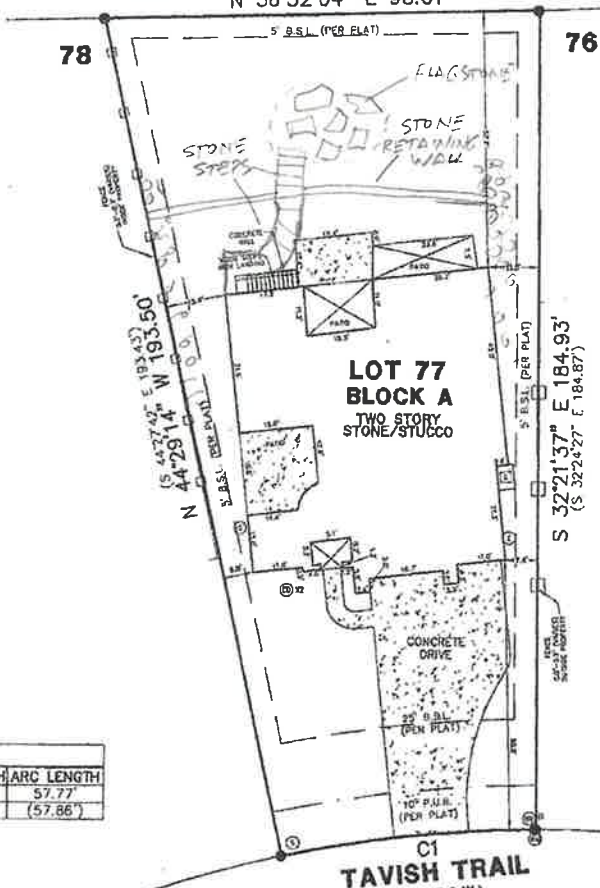


SCALE: 1" = 30'

Surveyor's Note:
 The bearings shown hereon are based on the final plat of LAKEWAY HIGHLANDS PHASE 1 SECTION 2, according to the map or plat recorded in Doc. No. 200900050, Official Public Records, Travis County, Texas.

LEGEND	
●	1/2" (IRF) IRON ROD FOUND
○	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
---	B.S.L. BUILDING SETBACK LINE
---	P.U.E. PUBLIC UTILITY EASEMENT
()	RECORD INFORMATION
---	COVERED AREA
---	WOOD FENCE
---	R.O.W. RIGHT OF WAY
▨	CONCRETE
□	METAL FENCE
A	AIR CONDITIONER
W	WASTEWATER CLEANOUT
E	ELECTRIC METER
G	GAS METER
S	SEPTIC
W	WATER METER
V	WATER VALVE

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	275.00'	S 51°31'05" W	57.67'	57.77'
(C1)	(275.00')	(S 51°33'55" W)	(57.75')	(57.86')



- Notes:
- All easements, of which I have knowledge and those recorded easements furnished by Platinum Title Partners and Fidelity National Title Insurance Company according to Title Commitment GF No. A12-11101-16, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
 - Restrictive covenants and easements as recorded in Vol. 13100, Pg. 373, Real Property Records, and in Doc. Nos. 200900050 (Plat), 2009056508, 2009068509, 2009114255, 2009114256, 2009124379, 2010041140, 2010044993, 2010044998, 2010045000, 2010055077, 2010060800, 2010060801, 2010100617, 2010154511, 2010182512, 2011181824, 2011191928, 2012072324, and 2012090074, Official Public Records, Travis County, Texas.
 - Subject to a 10' electric, water, wastewater, and gas easement abutting on street right-of-ways, as recorded in Doc. No. 200900050, Official Public Records, Travis County, Texas.
 - Subject to building setback lines as recorded in Doc. No. 200900050, Official Public Records, Travis County, Texas.
 - Subject to easement rights as recorded in Doc. No. 2009056508, 2010041140, 2010042950, and 20010042951, Official Public Records, Travis County, Texas.
 - Subject to an easement as recorded in Vol. 579, Pg. 592, Deed Records, Travis County, Texas.
 - Subject to easements as recorded in Doc. Nos. 2006233731, 2009053213, 2010042950, 2010042951, Official Public Records, Travis County, Texas.

I, Hugh M. Coston Jr., HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

6/11/13

 Hugh M. Coston Jr., RPLS No. 4346



elileen merritt's
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Client: Platinum Title Partners
 Date of Field Work: 6/7/136
 Field: PARIZE
 Tech: FDBosque
 Date Drawn: 6/10/13
 Path: Projects\GrandHavenHomes\LakewayHighland1-2\Titles\T-077-00A-LH1-2.dwg