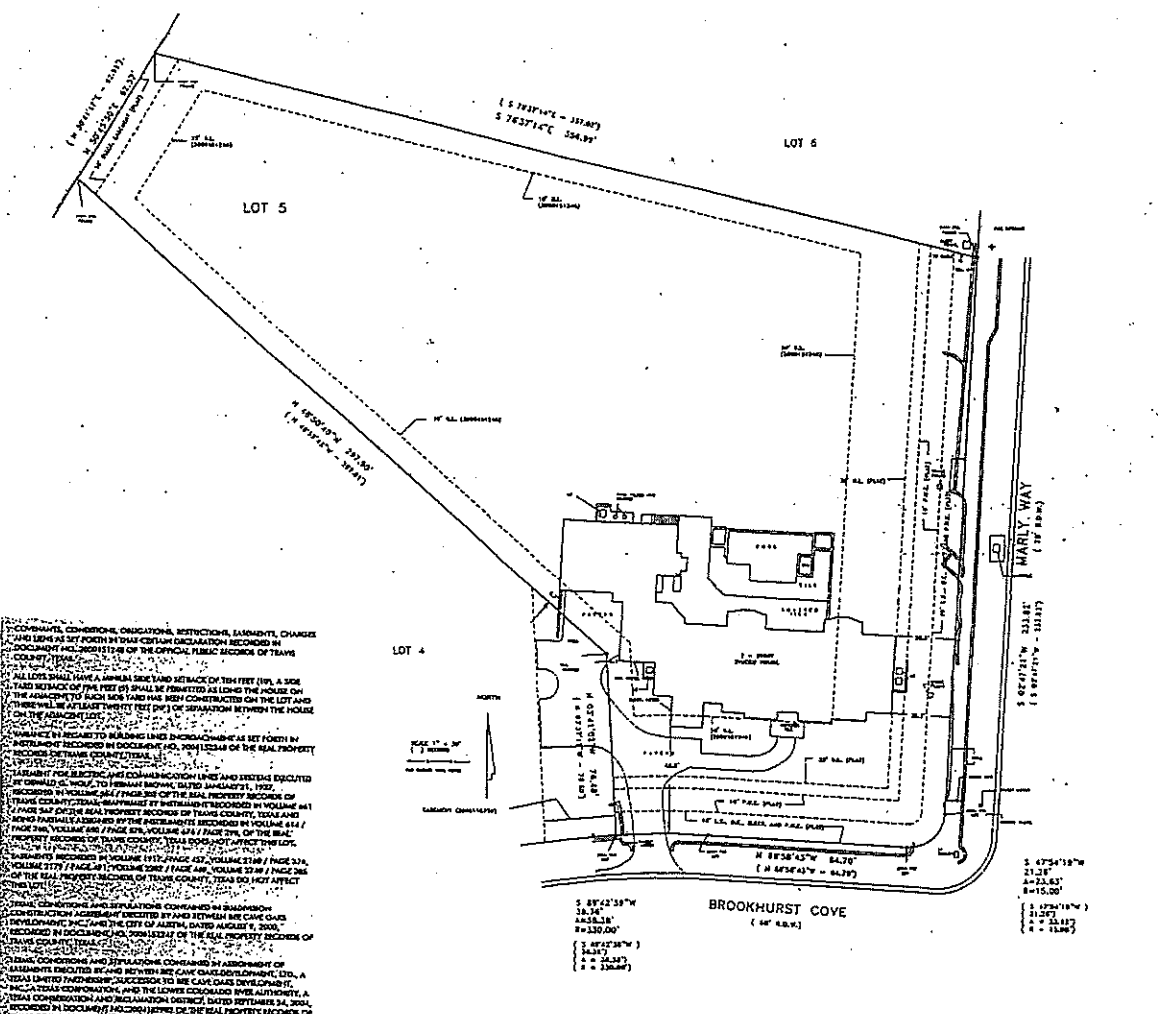


STEARNS AND ASSOCIATES, INC.

11300 TROPIC DRIVE / AUSTIN, TEXAS / 78759 / (512) 454-9222

LOCAL ADDRESS: 1704 BROOKHURST COVE
 REFERENCE NAME: THOMAS F. HORN & MARIAN A. HORN
 LEGAL DESCRIPTION: LOT 6 / BLOCK A OF SEVEN OAKS SECTION 5, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN DOCUMENT NO. 200803575 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 RESTRICTIONS RECORDED IN DOCUMENT NUMBERS 2008181244, 2008131547, 2008132642, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND IN DOCUMENT NO. 200803575, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



COVENANTS, CONDITIONS, OBLIGATIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS SET FORTH IN THIS CERTAIN DECLARATION RECORDED IN DOCUMENT NO. 2008131547 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ALL LOTS SHALL HAVE A MINIMUM SIDE AND SETBACK OF TEN FEET (10'), A SIDE YARD SETBACK OF THE FEET SHALL BE PERMITTED AS LONG AS THE HOUSE ON THE ADJACENT LOT IS AT LEAST TWENTY FEET (20') OF SEPARATION BETWEEN THE HOUSE ON THE ADJACENT LOTS.

EASEMENT IN RESPECT TO WALKING LINES IS HEREBY GRANTED AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2004122848 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

PERMIT FOR ELECTRIC AND COMMUNICATION LINES AND LINES EXCISED BY TRAVIS COUNTY, TEXAS, TO TRAVIS COUNTY, TEXAS, JANUARY 27, 1992.

TRAVIS COUNTY, TEXAS, IS HEREBY GRANTED BY INSTRUMENT RECORDED IN VOLUME 441 PAGE 247 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND PARTIALLY AMENDED BY INSTRUMENT RECORDED IN VOLUME 454 PAGE 240, VOLUME 459 PAGE 209, VOLUME 494 PAGE 299, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TO AFFECT THIS LOT.

INSTRUMENTS RECORDED IN VOLUME 1117, PAGE 422, VOLUME 1148, PAGE 278, VOLUME 1177, PAGE 11, VOLUME 1202, PAGE 446, VOLUME 1248, PAGE 286, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO NOT AFFECT THIS LOT.

STATE COVENANTS AND RESTRICTIONS CONTAINED IN SUBDIVISION CONNECTION AGREEMENT EXECUTED BY AND BETWEEN THE CAFE OAKS DEVELOPMENT, INC., THE CITY OF AUSTIN, TEXAS, AND THE CITY OF AUSTIN, TEXAS, RECORDED IN DOCUMENT NO. 2004122848 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

COVENANTS AND RESTRICTIONS CONTAINED IN ASSIGNMENT OF TRAVIS COUNTY, TEXAS, TO TRAVIS COUNTY, TEXAS, JANUARY 27, 1992, ARE HEREBY GRANTED BY INSTRUMENT RECORDED IN VOLUME 441 PAGE 247 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND PARTIALLY AMENDED BY INSTRUMENT RECORDED IN VOLUME 454 PAGE 240, VOLUME 459 PAGE 209, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TO AFFECT THIS LOT.

STATE OF TEXAS
 COUNTY OF TRAVIS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

JOSEPH ALLEN STEARNS, LICENSED PROFESSIONAL LAND SURVEYOR, NO. 4999 / FILE NO. 2004122848 / PAGE 27 / FILE NO. 2004122848 / JOB NUMBER: 21483

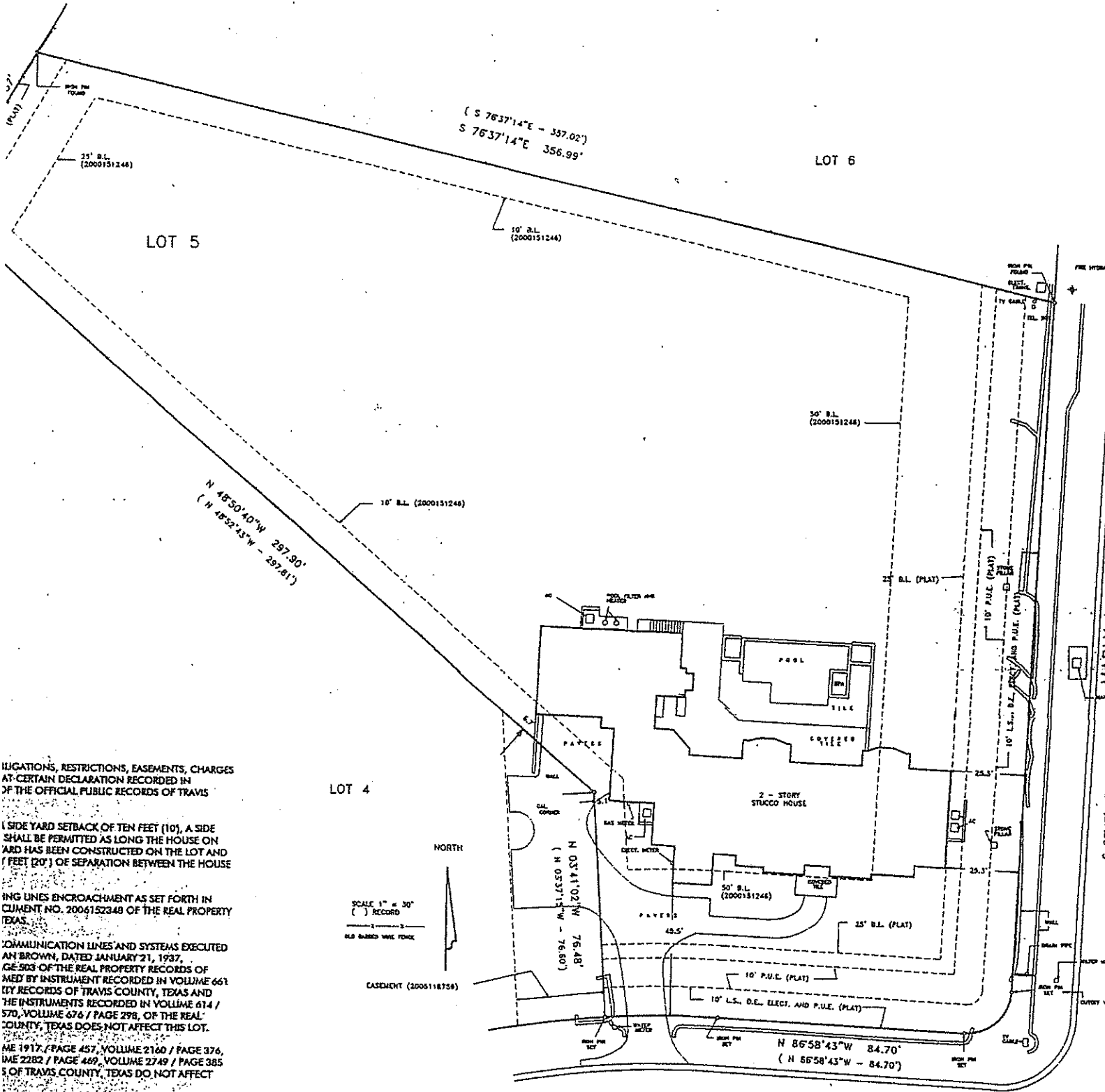


Joseph Allen Stearns
 Joseph Allen Stearns

S 47°34'18"W
 21.28'
 S 23°43'
 4 = 13.17'
 4 = 15.00'

BROOKHURST COVE
 (46' 4.82')

S 89°42'38"W
 18.74'
 R=130.00'
 (S 89°42'38"W)
 24.27'
 4 = 24.27'
 4 = 24.27'



LIENS, ENCUMBRANCES, RESTRICTIONS, EASEMENTS, CHARGES AND CERTAIN DECLARATIONS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NO SIDE YARD SETBACK OF TEN FEET (10'), A SIDE YARD SETBACK SHALL BE PERMITTED AS LONG THE HOUSE ON THE LOT AND HAS BEEN CONSTRUCTED ON THE LOT AND A MINIMUM OF TEN FEET (10') OF SEPARATION BETWEEN THE HOUSE AND THE ADJACENT LOT.

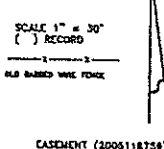
ENCROACHING LINES ENCROACHMENT AS SET FORTH IN INSTRUMENT NO. 2006152348 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

COMMUNICATION LINES AND SYSTEMS EXECUTED BY BEE CAVE OAKS DEVELOPMENT, DATED JANUARY 21, 1997, AS SHOWN ON THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND THE INSTRUMENTS RECORDED IN VOLUME 661 OF THE RECORDS OF TRAVIS COUNTY, TEXAS AND THE INSTRUMENTS RECORDED IN VOLUME 614 / 570, VOLUME 676 / PAGE 298, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES NOT AFFECT THIS LOT.

ENCUMBRANCES CONTAINED IN SUBDIVISION INSTRUMENT NO. 1917, PAGE 457, VOLUME 2160 / PAGE 376, INSTRUMENT NO. 2282 / PAGE 469, VOLUME 2749 / PAGE 385 OF TRAVIS COUNTY, TEXAS DO NOT AFFECT THIS LOT.

ENCUMBRANCES CONTAINED IN SUBDIVISION INSTRUMENT NO. 1917, PAGE 457, VOLUME 2160 / PAGE 376, INSTRUMENT NO. 2282 / PAGE 469, VOLUME 2749 / PAGE 385 OF TRAVIS COUNTY, TEXAS DO NOT AFFECT THIS LOT.

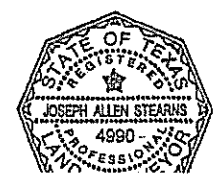
ENCUMBRANCES CONTAINED IN ASSIGNMENT OF INTEREST BETWEEN BEE CAVE OAKS DEVELOPMENT, LTD., A SUCCESSOR TO BEE CAVE OAKS DEVELOPMENT, AND THE LOWER COLORADO RIVER AUTHORITY, A MUNICIPALITY OF TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 24, 2004, INSTRUMENT NO. 1004182982 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DO NOT AFFECT THIS LOT.



S 89°42'39"W
38.36'
A=38.38'
R=330.00'

(S 89°42'39"W)
(38.36')
(A = 38.38')
(R = 330.00')

BROOKHURST COVE
(60' R.O.W.)



RECORDED HEREIN IS NOT WITHIN A SPECIAL ZONE
RECORDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
EFFECTIVE DATE - 06/14/93 / ZONE - X

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

Date: MARCH 22, 2022

GF No. _____

Name of Affiant(s): Trenton Hall

Address of Affiant: 9104 Brookhurst Cove, Austin, TX 78733

Description of Property: Lot 5 Block A Seven Oaks Sec 5

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 2006 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.

DocuSigned by:

Trenton Hall

SWORN AND SUBSCRIBED this 22ND day of MARCH 2022

Notary Public

(TXR-1907) 02-01-2010

