

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: August 12, 2025 GF No. _____
 Declarant: Jason Brandt, Nalini Belaramani
 Description of Property: LOT 12 BLK 4 OLT 4 DIV Z SHELLEY HEIGHTS 2
 County Travis, Texas
 Date of Survey: June 29, 2004

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant 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 the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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):

Neighbor added fence on their property

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and 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 Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is Jason Brandt .</p> <p>My date of birth is 04/07/1975 .</p> <p>and my address is 3509 Peregrine Falcon Dr .</p> <p>Austin, TX 78746 .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in Travis County, State of Texas , on the 12th day of August , 2025 .</p> <p>Signed: _____ <small>DocuSigned by:</small> Jason Brandt</p> <p>Declarant <small>10001CB08444AB...</small></p>	<p>My name is Nalini Belaramani .</p> <p>My date of birth is 11/02/1978 .</p> <p>and my address is 3509 Peregrine Dr .</p> <p>Austin, TX 78746 .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in Travis County, State of Texas , on the 12th day of August , 2025 .</p> <p>Signed: _____ <small>Signed by:</small> Nalini Belaramani</p> <p>Declarant <small>16A70C6A4CA4B1...</small></p>
--	---

Jan 15 11 12:56p

Sarah Olson Ware

1-512-320-9918

p.1

REFERENCE# 03-188C		REFERENCE NAME MALCOLM SCOTT WARE/SARAH OLSON WARE	
SUBJECT ADDRESS 7108 MAUFRAIS STREET			
LOT 12	BLOCK 4	SUBMISSION SHELLEY HEIGHTS NO. 2	
SECTION	PHASE	BOOK 3	PAGE 260
COUNTY TRAVIS	STATE OF TEXAS	CITY AUSTIN	PLAT RECORDS

LOT 13

LOT 12 BLOCK 4

LOT 11

Neighbor added fence on their property

alley
(15' r.o.w.)

in 1.0 ft.

in 1.4 ft.

out 1.0 ft.

out 0.2 ft.

in 1.1 ft.

in 0.5 ft.

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- BARB WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- RECORD INFORMATION
- POWER POLE
- OVERHEAD UTILITIES
- WATER METER
- GAS METER
- AIR CONDITIONER
- POOL PUMP
- PROPANE TANK
- PHONE RISER
- ELECTRIC BOX
- CABLE BOX

two story frame and stone house

MAUFRAIS STREET
(40' R.O.W.)

Subject to restrictive covenants recorded in Volume 665, Page 397,
Real Property Records; Book 3, Page 260, Plat Records, Travis
County, Texas.

MALCOLM SCOTT WARE Sarah OLSON WARE by MALCOLM SCOTT WARE

RIVERCITY SURVEYING

Seal 5324

TO THE UNDERTAKER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO
MALCOLM SCOTT WARE/SARAH OLSON WARE

I do hereby certify that this survey was this day made on the ground of the
property legally described herein and that there are no boundary line conflicts,
encroachments, overlapping of improvements, or roots in place, except as shown
hereon, and certifies only to the legal description and easements shown on the
referenced title commitment.

This property does not lie within
the 100 year floodplain, and lies in a
zone X rating as shown on
the flood insurance rate maps F.I.R.M.
map No. 48452C
Flood 0205C Dated 05/18/93

This certification is for
insurance purposes only and is
not a guarantee that this
property will or will not flood.

FIELD WORK	HCP/UP	07/12/04
DRAWING	SL	07/13/04
FINAL CHECK		
CORRECTIONS		
UP DATE		

DATE: 06/29/04
TITLE NO.: LANDAMERICA
C.P. #201800697
SCALE 1"=20'
Office (512) 844-0000 Fax (512) 844-2710 7740 ST. Domain Town Austin TX 78747