

Waterloo Surveyors

SURVEY PLAT

As-Built, Topo, & Tree Survey

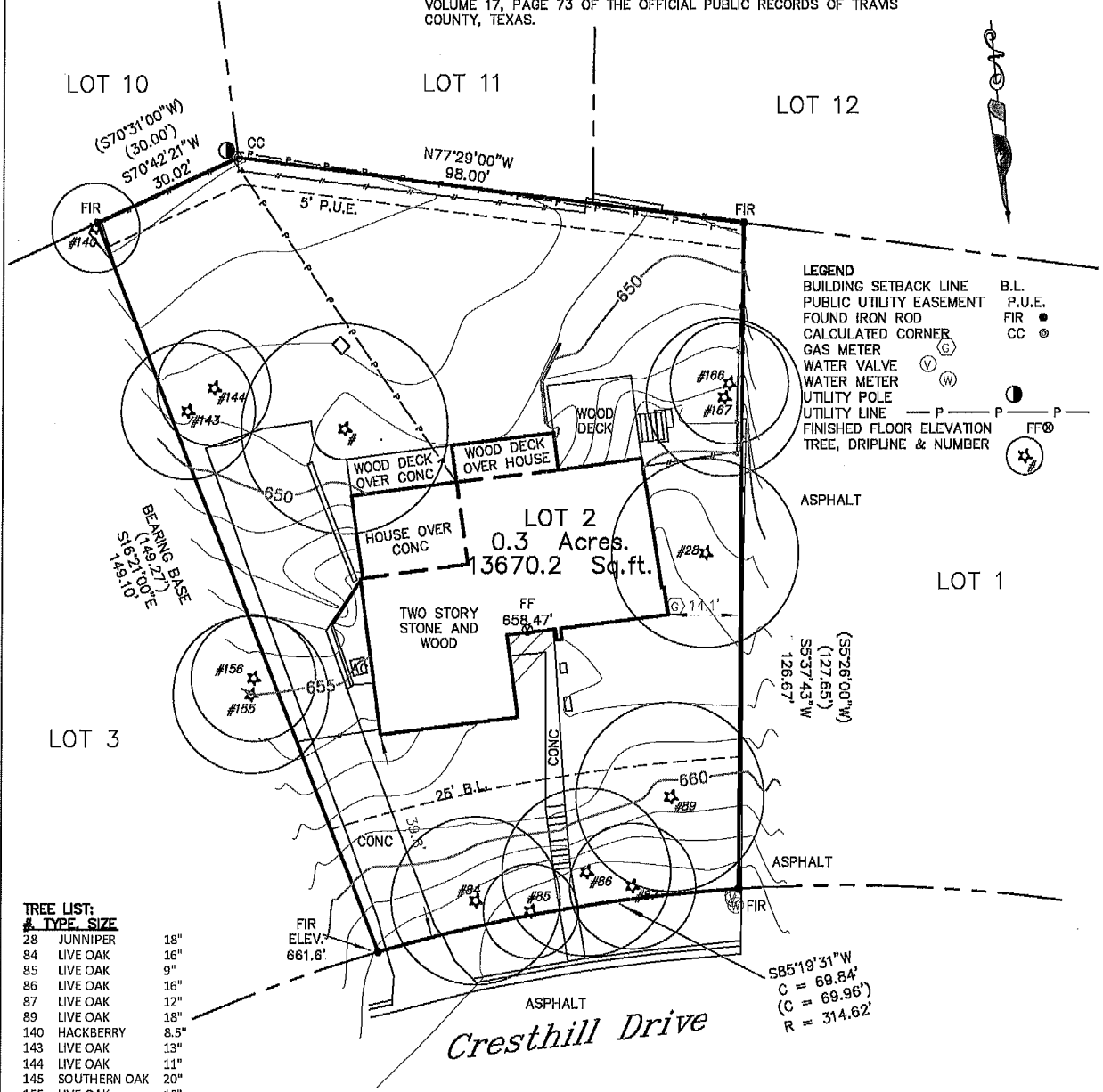
OWNER:
EMILY LYDIA ALLISON &
THOMAS ABLE ALLISON

ADDRESS:
3907 CRESTHILL DRIVE 78731

A1074

SCALE
1" = 20'

LEGAL DESCRIPTION:
LOT 2, BLOCK C, NORTHMOOR PARK, A SUBDIVISION IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN
VOLUME 17, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS.



- LEGEND**
- BUILDING SETBACK LINE
 - PUBLIC UTILITY EASEMENT
 - FOUND IRON ROD
 - CALCULATED CORNER
 - GAS METER
 - WATER VALVE
 - WATER METER
 - UTILITY POLE
 - UTILITY LINE
 - FINISHED FLOOR ELEVATION
 - TREE, DRIPLINE & NUMBER
- B.L.**
P.U.E.
FIR ●
CC ⊙
- ⊕
⊖
⊗
⊙
— P — P — P —
FF ⊙

TREE LIST:

#	TYPE	SIZE	DIAMETER
28	JUNNIPER		18"
84	LIVE OAK		16"
85	LIVE OAK		9"
86	LIVE OAK		16"
87	LIVE OAK		12"
89	LIVE OAK		18"
140	HACKBERRY		8.5"
143	LIVE OAK		13"
144	LIVE OAK		11"
145	SOUTHERN OAK		20"
155	LIVE OAK		15"
156	LIVE OAK		12"
166	LIGUSTRUM		11.5"
167	LIGUSTRUM		15"

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.

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.

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 1B, 3 & 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: 48453C0435K Zone: X Dated: 1/22/2020.

Dated this the 29TH day of DECEMBER, 2022.

Thomas P. Dixon R.P.L.S. 4984

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

USE OF THIS FORM BY PERSONS WHO ARE NOT PARTICIPANTS OF UNLOCK MLS IS NOT AUTHORIZED.

Date: 3/12/2026 GF No. _____
Declarant: Thomas Abel Allison, Emily Lydia Allison
Description of Property: Lot 2, Block B, Northmoor Park
County: Travis, Texas
Date of Survey: Dec 29, 2022

"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):

Tree #140 is no longer there
Footprint of back deck & stairs down is modified after remodel

- 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 <u>Thomas Abel Allison</u>.</p> <p>My date of birth is <u>11/11/1985</u>.</p> <p>and my address is <u>3907 Cresthill Dr,</u> <u>Austin, TX 78731</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Travis</u> County, State of <u>Texas</u>, on the <u>12</u> day of <u>March</u>, <u>2026</u>.</p> <p>Signed:  Declarant</p>	<p>My name is <u>Emily Lydia Allison</u>.</p> <p>My date of birth is <u>10/5/1986</u>.</p> <p>and my address is <u>3907 Cresthill Dr.</u> <u>Austin, TX 78731</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Travis</u> County, State of <u>Texas</u>, on the <u>12</u> day of <u>March</u>, <u>2026</u>.</p> <p>Signed:  Declarant</p>
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