

DOCUMENT NUMBER: 201002088 OFFICIAL PUBLIC RECORDS  
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 VOL. 584, PGS. 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

\*REFERENCE BEARING FROM  
 SUBDIVISION PLAT (SEE TITLE)  
 ALL OTHER BEARINGS ARE  
 RELATIVE TO THIS BEARING.

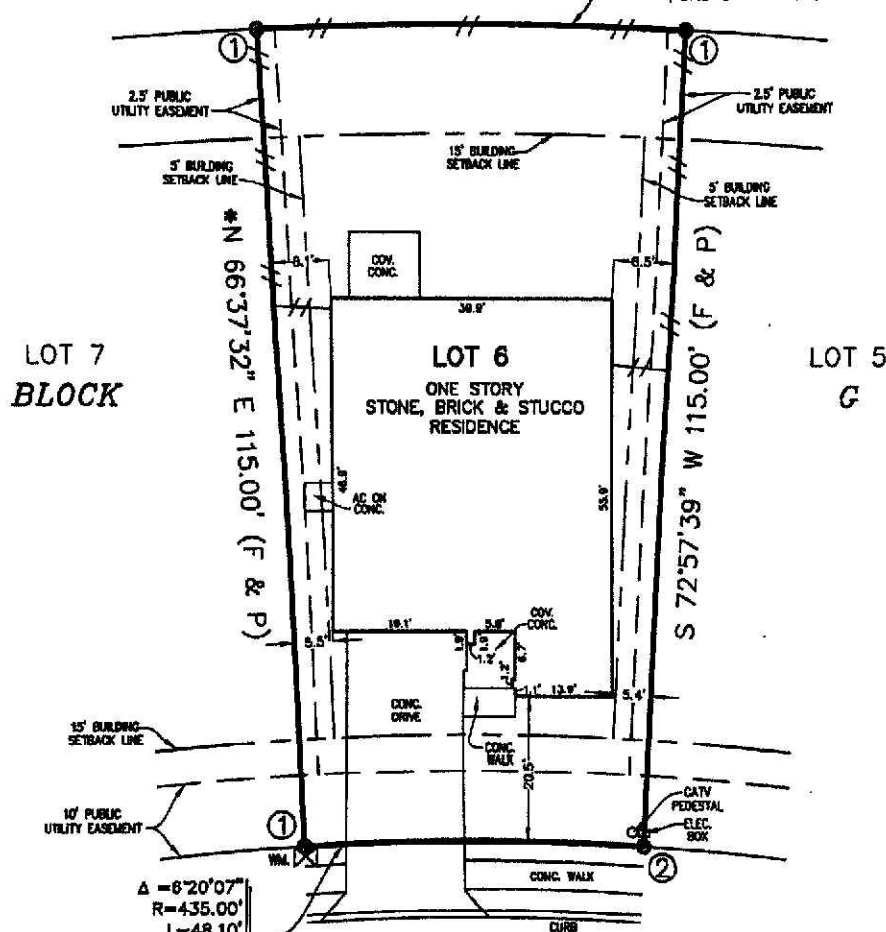
- LEGEND: ① = FOUND 1/2" IRON BAR  
 WITHOUT A CAP  
 ② = 1/2" IRON BAR WITH AN ORANGE  
 CAP MARKED "SLS RPLS 8142"  
 FOUND SET IN THE GROUND  
 (F) = FIELD BEARING  
 (P) = PLAT BEARING

- W. = WOOD FENCE  
 WM. = WATER METER  
 Δ = DELTA ANGLE  
 CHD BRG = CHORD BEARING  
 CHD DIST = CHORD DISTANCE  
 R.O.W. = RIGHT-OF-WAY  
 COV. = COVERED  
 CONC. = CONCRETE  
 ELEC. = ELECTRIC  
 CATV = CABLE TELEVISION  
 AC = AIR CONDITIONER

NORTH  
 SCALE: 1" = 20'

9.2137 ACRES  
 PORTION OF 107.228 ACRES  
 (DOCUMENT NUMBER: 2004063370)

Δ = 6°20'07"  
 R = 550.00'  
 L = 80.81'  
 CHD BRG =  
 S 20°12'25" E  
 CHD DIST = 80.78'



EAGLE RAY STREET  
 (50' R.O.W.)

SURVEY OF  
 LOT 6, BLOCK G  
 ENCLAVE AT MAYA VISTA  
 WILLIAMSON COUNTY, TEXAS

AREA: 0.144 ACRES  
 (6,262 SQUARE FEET)

STATE OF TEXAS  
 COUNTY OF WILLIAMSON

WE, SINCLAIR LAND SURVEYING, INC. HAVE MADE A SURVEY ON  
 THE GROUND OF THE FOREGOING PROPERTY AND CERTIFY  
 THAT THERE ARE NO VISIBLE OR APPARENT ENCROACHMENTS OR  
 ENCROACHMENTS, EXCEPT AS SHOWN.

DOCUMENT NUMBER: 2017038058 OFFICIAL PUBLIC RECORDS  
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BY: LEMUEL T. SINCLAIR  
 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: SEPTEMBER 20, 2019

ADDRESS: 1320 EAGLE RAY STREET

DRAWN BY: JSD CREW CHIEF: BC



SINCLAIR LAND  
 SURVEYING, INC.

5000 NW INDUSTRIAL  
 LEON VALLEY, TEXAS 78238  
 210-341-4818  
 TBPLS FIRM NO.10089000  
 JOB NUMBER: S-201945641

**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: \_\_\_\_\_ GF No. \_\_\_\_\_  
Declarant: Brian Wesley Casey and Kristen Marie Casey  
Description of Property: 1320 Eagle Ray St, Leander, TX 78641  
County Williamson, Texas  
Date of Survey: September 20, 2019

"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, 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):

none

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>Kristen Casey</u>.</p> <p>My date of birth is <u>11/20/1985</u>.</p> <p>and my address is <u>130 Roberts Cr.</u> <u>Georgetown, TX 78633</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Williamson</u> County, State of <u>TX</u>, on the <u>6</u> day of <u>April</u>, <u>2025</u>.</p> <p>Signed: <u>KC</u> Declarant</p>	<p>My name is <u>Brian W Casey</u>.</p> <p>My date of birth is <u>10/13/1984</u>.</p> <p>and my address is <u>130 Roberts Cr.</u> <u>Georgetown TX 78633</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Williamson</u> County, State of <u>TX</u>, on the <u>6</u> day of <u>April</u>, <u>2025</u>.</p> <p>Signed: <u>Brian W Casey</u> Declarant</p>
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