

JIMMY W. POGUE, INC.

MAY 24, 1987

SURVEY PLAT

COPYRIGHTS DATE

This is to certify that I have, this date, made a careful FIELD survey on the ground of property located at

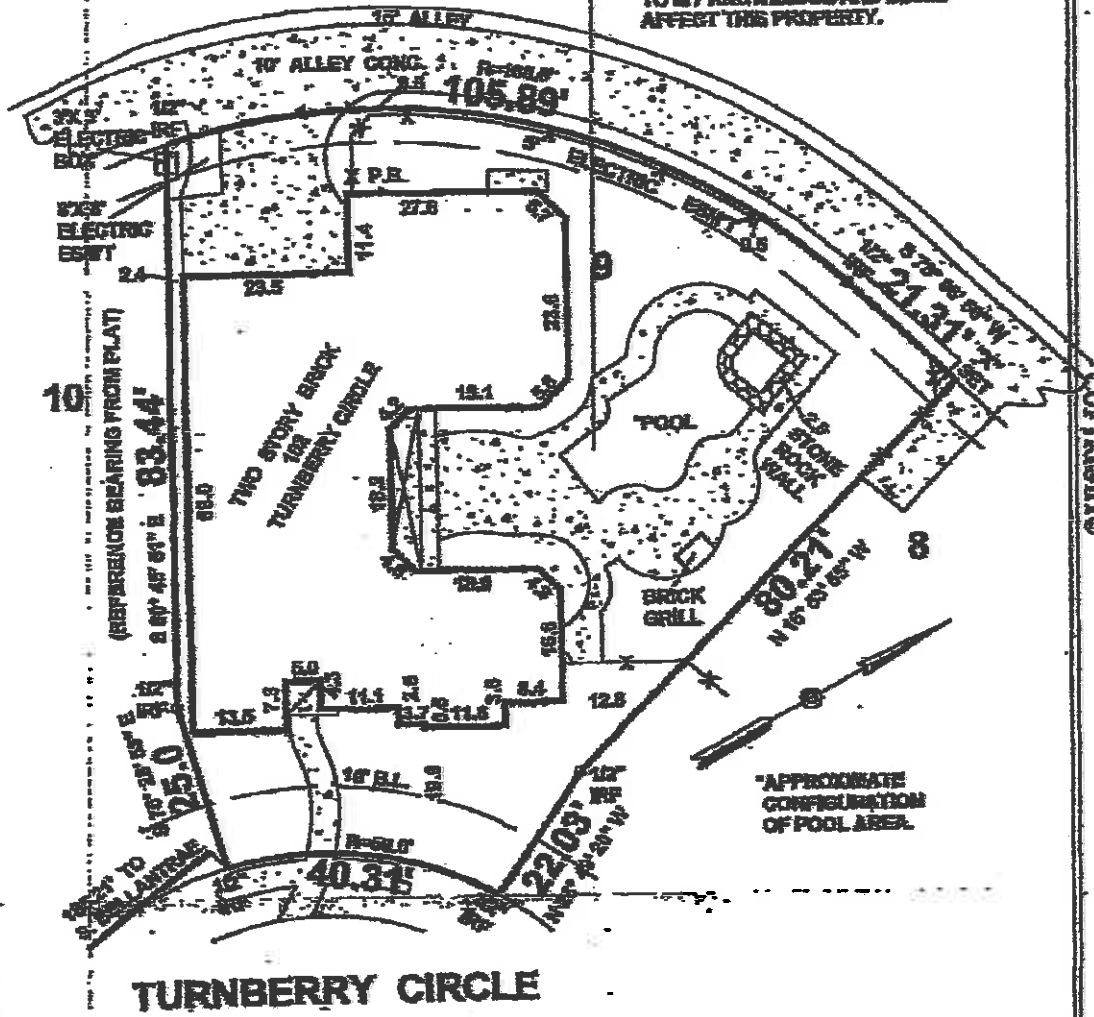
No. 107 TURNBERRY CIRCLE in the city of McKENNEY, TEXAS

Lot No. 3 Block No. 4 of VILLAGE OF BALLANTRAE, SECTION ONE,

City of McKENNEY, COLLIN COUNTY, Texas, according to the MAP OR PLAT

thereof recorded in VOLUME I, PAGE 538 MAP COLLIN Records COLLIN County, Texas.

NOTE: THE FOLLOWING EASEMENTS
RECORDED IN VOL. 458, PG. 401 AND
VOL. 528, PG. 387, D.R.C.C.T. DOES NOT
TO MY KNOWLEDGE AND BELIEF
AFFECT THIS PROPERTY.



THIS SURVEY VALID ONLY IN BLUE LINE FORM WITH EMBOSSED SEAL

The plat hereof is a representation of the property, as determined by or for the ground survey, the lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements thereon, all improvements being within the boundaries of the property, and that the same properly describe the same. The plat hereof is a true and correct copy of the original survey, and is to be taken as such. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND EASEMENTS.

Jimmy W. Pogue
JIMMY W. POGUE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1732
PRESIDENT

JIMMY W. POGUE, INC.
3100 MARVIN D. LOVE FREEWAY
DALLAS, TEXAS 75224
PHONE (214) 371-0866
FAX: (214) 371-9900
1-800-597-8666

Scale 1" = 20'
Date 05-24-87
Job No. 105022
JWS:hc

This survey was prepared EXCLUSIVELY in accordance with
the requirements of the TEXAS
RIGHT AMERICAN TITLE
of THE COMPANY. The title insurance policy on this property, when any other
policy is issued, is to be issued by the TEXAS title insurance company.
Jimmy W. Pogue, Inc., and all other persons mentioned herein, without prior
written consent of Jimmy W. Pogue, Inc.

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: _____

GF No. _____

Name of Affiant(s): Roger P Smits, Rita C Smits

Address of Affiant: 102 Turnberry Circle, McKinney, TX 75070

Description of Property: Village Of Ballantrae #1, BLK A, LOT 9
County Collin, Texas

SURETY

"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. 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since MAY 24, 2007 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. conveyance, 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

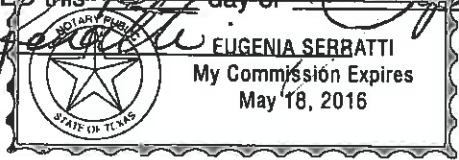
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to the Title Company or the title insurance 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.

Roger P Smits

SWORN AND SUBSCRIBED this 15th day of September 2014

Notary Public



(TAR- 1907) 5-01-08

Keller Williams Frisco, 4783 Preston Rd. #100 Frisco, TX 75034
Phone: 972-215-7747 Fax: 972-215-7748 Christie Cannon

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