

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

Date: 5-27-16 GF No. _____

Name of Affiant(s): MICHAEL B + DIANNE W TIDWELL

Address of Affiant: 10481 Parkview Street, Frisco, TX 75033

Description of Property: PRESTON ESTATES #2 (CFR), LOT 25, 1.3318 ACRES
County Collin, 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.

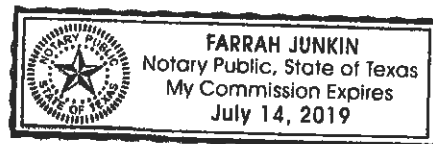
4. To the best of our actual knowledge and belief, since 1-19-96 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction 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): Added concrete drive to detached garage.

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.

Michael B Tidwell



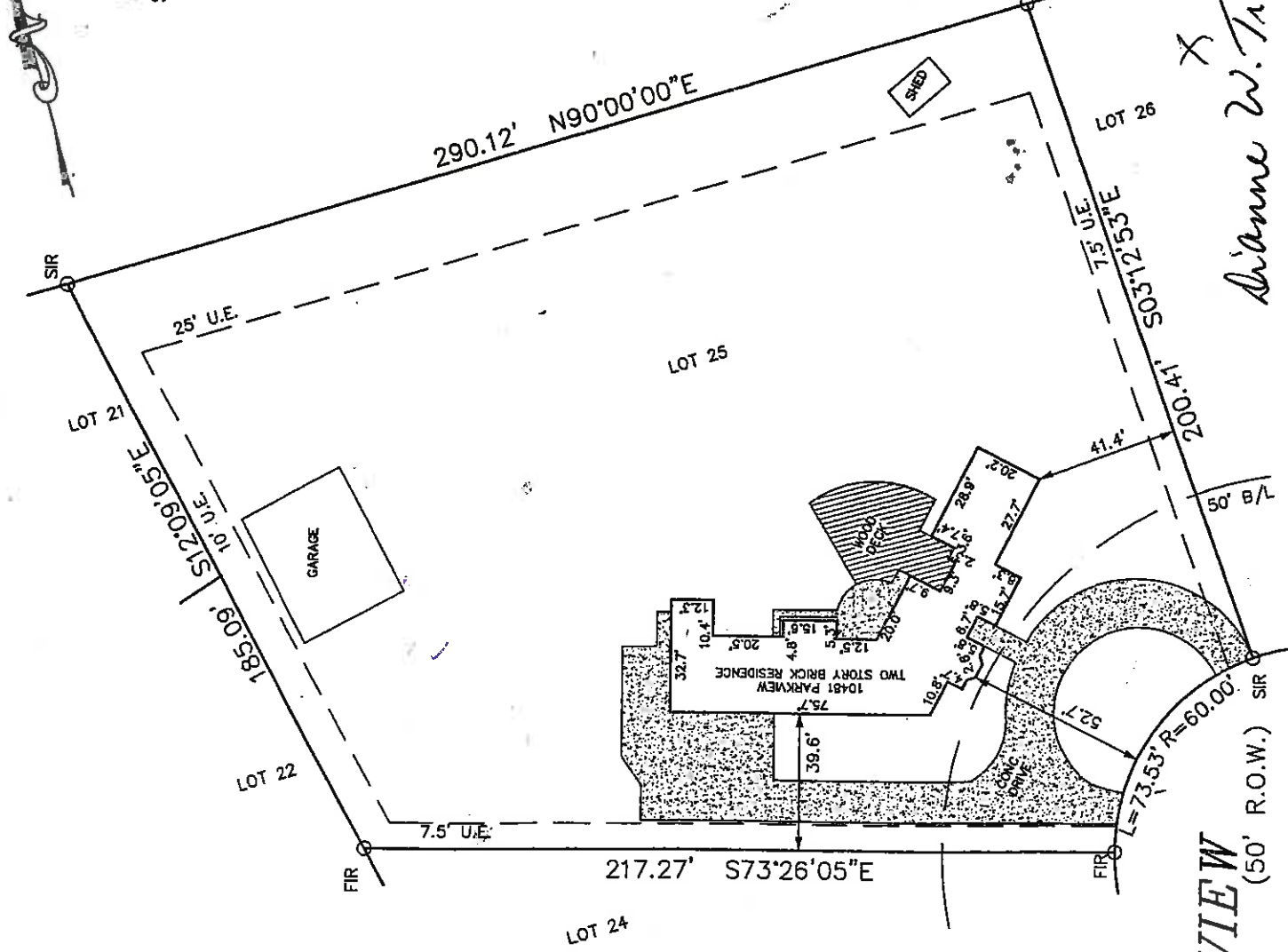
SWORN AND SUBSCRIBED this 27th day of May, 2016

Notary Public

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY
ON THE GROUND OF PROPERTY LOCATED AT 10481 PARKVIEW IN THE CITY OF FRISCO,
TEXAS, HEREIN DESCRIBED AS FOLLOWS:

BEING LOT 25, OF PRESTON ESTATES, SECOND SECTION,
AN ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME B, PAGE 330, MAP RECORDS,
COLLIN COUNTY, TEXAS.



PARKVIEW
(50' R.O.W.)

Shianne W. Ta

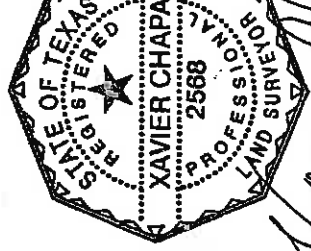
NOTES:

- F/IP - FOUND IRON PIPE
- F/IR - FOUND IRON ROD
- CONC - CONCRETE
- S/W - SIDEWALK
- D/W - DRIVE WAY
- B/L - BUILDING SET BACK LINE

V. 467, P. 331, DRCCT, DOES NOT AFFECT THIS LOT.

TO AMERICAN TITLE COMPANY
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF
THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF
SAID PROPERTY BEING, AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND
TYPE OF BUILDING, AND IMPROVEMENTS, ARE SHOWN, ALL IMPROVEMENTS BEING
WITHIN THE BOUNDARIES OF THE PROPERTY SETBACK FROM THE PROPERTY LINES
THE DISTANCES INDICATED, AS SHOWN ON SAID PLAT.

THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



Xavier Chapa

XCES

Xavier Chapa Engineering
P.O. B
Irving, Te

SCALE 1"=50'

DATE OF SURVEY: 8/27/01

GF NO. 2001 KS 623026-J

JOB NUMBER 211936P

THIS PROPERTY IS LOCATED IN AN AREA
WITHIN ZONE X, OUTSIDE THE 100-YEAR
FLOOD PLAIN, ACCORDING TO THE
FLOOD INSURANCE RATE MAP FOR THE
CITY OF FRISCO, MAP NUMBER
48085C0270 G, DATED 1/19/96.