

T-47 Residential Real Property Affidavit

(May be Modified as Appropriate for Commercial Transactions)

Date: 5-7-2015

GF No. _____

Name of Affiant(s): _____

Address of Affiant: 10609 Wilton Drive, Frisco, TX 75035

Description of Property: DOMINION AT PANTHER CREEK #2 (CFR), BLK AA, LOT 5

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 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 12-1-2011 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, replatting, 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): _____

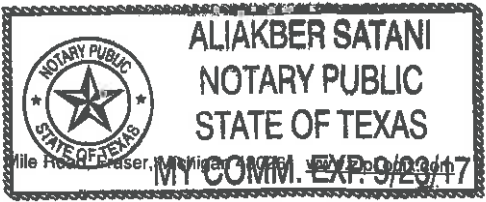
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Janeth R. Maxwell
Jay Miller

SWORN AND SUBSCRIBED this 7th day of May, 2015

Aliakber Satani
Notary Public



HR

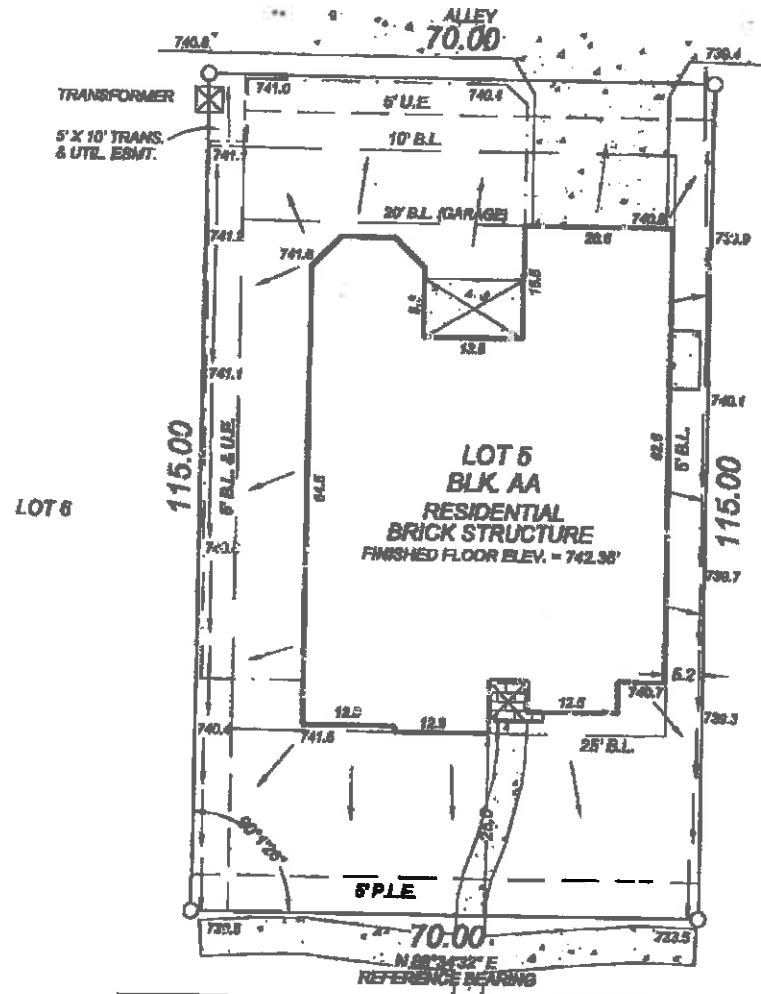
SURVEY PLAT

HR

FOR USE ONLY IN THE ORIGINAL TRANSACTION IDENTIFIED BY THE G.F. NO. SHOWN HEREON AND TO THE LIENHOLDERS AND/OR THE OWNERS AND THE PURCHASERS OF THE PREMISES SURVEYED AND TO STEWART TITLE NORTH TEXAS:

This is to certify that I have made a careful and accurate survey of the property located at 10609 WILTON DRIVE in the City of FRISCO, Collin County, Texas, described as follows:
Lot 5, Block AA, DOMINION OF PANTHER CREEK PHASE TWO, an addition to the City of FRISCO, Collin County, Texas, according to the Map or Plat thereof recorded in Volume R, Page 250, Plat Records, Collin County, Texas.
NOTE: The easements recorded in Volume 565, Page 102 & Volume 558, Page 198, as amended by Instrument recorded in Volume 5339, Page 3007; Volume 714, Page 623; Volume 5008, Pages 3888 & 3894; Volume 5184, Pages 4900, 4908 & 4911; and Volume 5758, Page 2891, Real Property Records, Collin County, Texas, do NOT affect this property.

THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSUR. RATE MAP COMM. PANEL NO. 480134 0245 J THIS PROPERTY LIES IN ZONE "X"



10609 WILTON DRIVE

I hereby certify that on the 23th day of NOV, 2011, this survey being a copyright protected product was made on the ground and this survey plat has been prepared as per the field notes thereby produced, and it properly represents the facts as found on the ground. This survey plat has been prepared in accordance with, and in substantial compliance with, all rules and regulations promulgated by the Texas Board of Professional Land Surveying. Unless otherwise noted, the surveyor has relied solely on the record data provided in the site commitment for the determination of the bounding of the land parcel surveyed and for any easements of record which may be shown or addressed on the survey. The survey shows visible easements, conflicts, encroachments or prohibitions apparent on the ground.

Date : NOVEMBER 23, 2011

JOB # : 11-2019

G.F. No. 11113292



Scale: 1" = 20'

By: *Harry Rowell*

LEGEND	
1/2" Steel / Iron Rod Found	○
1/2" 6x-3/4" Iron Rod Set w/ Red Cap "CST"	⊙
Property Line	—
Wood Fence	- - - - -
Chain Link / Wire Fence	x-x-x-x-x
Overhead Electric	E - - - - E
Control Monument	⊕

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