

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

Date: 3/8/2017

GF No. \_\_\_\_\_

Name of Affiant(s): Christine Sullivan

Address of Affiant: 6844 Massa Lane, Frisco, Texas 75034

Description of Property: Bella Casa #1, Blk C, Lot 2b  
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 06/18/2014 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): 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 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.

[Signature]

SWORN AND SUBSCRIBED this 8th day of March, 2017

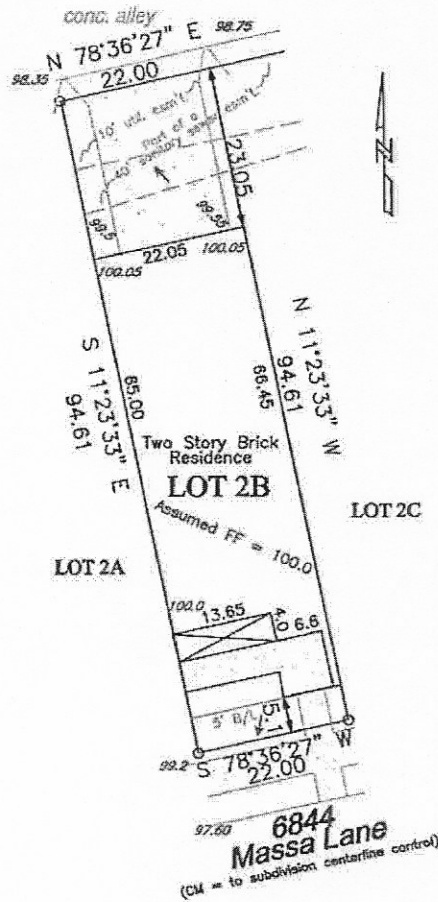
[Signature]  
Notary Public



(TAR-1907) 02-01-2010

**SURVEY PLAT**

Address **6844 Massa Lane** being **Lot 2B, Block "C"**, of **Bella Casa Phase 1**, an Addition to the City of Frisco, Collin County, Texas, according to the map or plat thereof, recorded in **Volume Q, Pages 78-79**, of the Plat Records of Collin County, Texas.



Scale: 1"=20'

Date: 1/16/06 Revised:

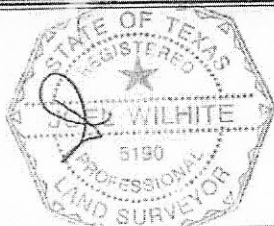
**WLS** Job No. 051570 filed in 051503

Title commitment/Survey Request File No. GF 170-051705341-085, Dated: 2/26/06

**NOTES:** (1) Source bearing is based on recorded plat unless otherwise noted. (2) Drainage arrows, if shown, were determined by elevations shown hereon. (3) (CM) = Contrasting monument. (4) Surveyor's seal will appear with red ink on originals. (5) Subject property is affected by any and all notes, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (6) Subject to a) easements, covenants, conditions, restrictions, all maintenance charges and all assessments recorded in Document No. 97-0012014 b) Easements, building setback lines, covenants, conditions, restrictions, charges and assessments recorded Volume 5885, Page 798. (7) Easement granted to a) City of Frisco recorded in Volume 3961, Page 579. b) Denton County Electric Cooperative, Inc. recorded in Volume 468, Page 207, Page 208 and in Page 209 as defined by Agreement recorded in Volume 1715, Page 497. (8) Terms and conditions of Agreement between City of Frisco, Texas and Unvest, Inc. Document No. 93-0058178 recorded in Volume 5612, Page 3159. (9) Terms, provisions and conditions of Memorandum of Agreement by and among the City of Frisco, Texas, Texas Unvest - Frisco, Ltd. And Jerral W. Jones filed as Document No. 94-0051364 recorded in Volume 5612, Page 3159. (10) Terms, provisions, conditions and easements filed as Document No. 97-0012015. (11) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100 year flood per Map No. 48085C 0405 G of the F.E.M.A. Flood Insurance rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1998. (Zone X).

**CERTIFICATION**

On the basis of my knowledge, information and belief, I certify to DHI Title Company of Texas, LTD, that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.



**W.L.S.**

**Wilhite Land Surveying, INC.**

P O Box 407

Valley View, TX 76272

Ph: 940-726-6150 Fax: 940-726-6151

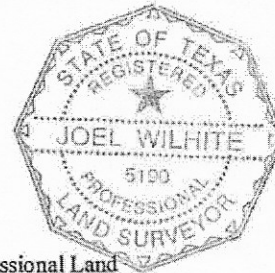


Date: 5/2/2006  
Job No. 051570

I hereby certify that the elevations and drainage pattern shown on the attached plat hereon were developed from a survey of the above described property, performed on the date shown, and accurately and truly depict the elevations as they existed on the date of said survey. The relative elevations as depicted hereon may change subsequent to the date hereof, due to subsidence or upheaval of the soil, addition or removal of soil by acts of man, erosion by wind or water or other factors. Therefore, this survey may not accurately depict the elevations and drainage pattern of the above property after the date of the survey.



Joel Wilhite  
Registered Professional Land Surveyor No. 5190



The elevations and drainage pattern above are the Registered Professional Land Surveyor's certified findings of the finished ground grades around your residence on the date shown above. You, the homeowner, must maintain these elevations and grades to properly drain the water away from your house. The builder of your residence will not be responsible for any damage to your house caused by the changing of the final drainage grades.

In addition, the Extended 10 Year Warranty on your residence provided by your builder will not cover structural damage caused as a result of changes made in the finished drainage grades. Therefore, it is your responsibility to maintain the grades as set by the builder and as certified herein by the survey.

BY: \_\_\_\_\_  
Builder:  
D R Horton - Texas Ltd.

BY: \_\_\_\_\_  
Purchaser

BY: \_\_\_\_\_  
Purchaser