

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

Date: 7/8/2017 GF No. _____

Name of Affiant(s): Evan Peters, Jessica Peters

Address of Affiant: 16420 Heartleaf Road, Frisco, Texas 75033

Description of Property: HOLLYHOCK PHASE 1A BLK G LOT 24
County: Denton, 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 12/28/2016 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): Patio was extended - covered with travertine tile.

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]
Jessica Peters

SWORN AND SUBSCRIBED this 8th day of July, 2017,
Notary Public



(TAR-1907) 02-01-2010

PROPERTY DESCRIPTION

Address: 16420 Heartleaf Road, Being Lot 24, in Block G, of Hollycock Phase 1A, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Document No. 2016-121, of the Plat Records, of Denton County, Texas.



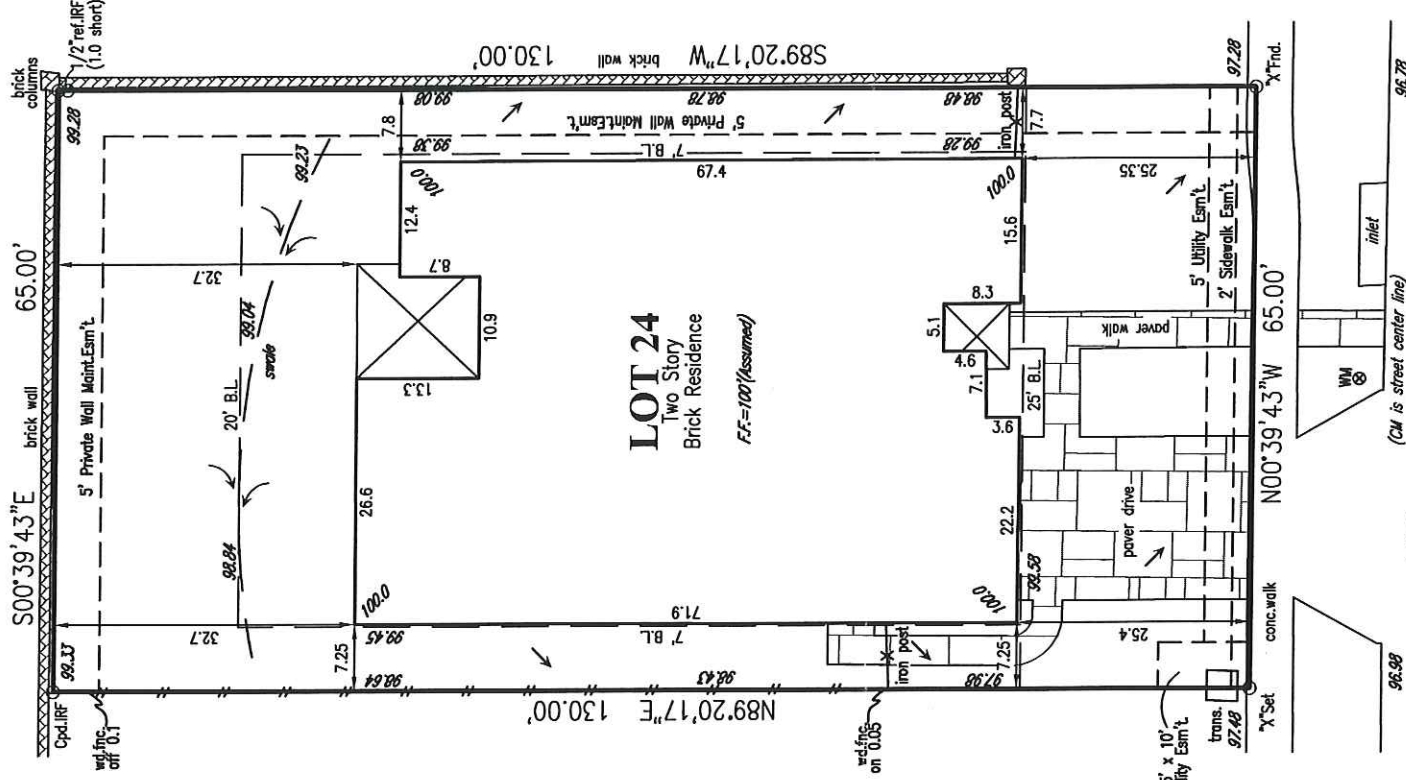
Roome Land Surveying

2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

SCALE: 1" = 20'



LOT 25
H.O.A. Lot



LOT 23

LOT 24
Two Story
Brick Residence

F.F.=100'(assumed)

LOT 25
H.O.A. Lot

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48121C0430G & 48121C140G of the F.E.M.A. Flood Insurance Rate Maps for Denton County, Texas & Incorporated Areas dated April 18, 2011. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if present, are shown for reference only. (7) Subject property is affected by any & all notes, details, easements & other matters, recorded in the public records of the State of Texas, which are shown on this plat. (8) I hereby declare that the elevations & drainage patterns shown hereon were developed from a survey of this property & accurately & truly depict the elevations as they existed on the date of this survey. The relative elevations as depicted may change subsequent to the date of this survey due to consolidation or upheaval of the soil; addition or removal of the soil by acts of man; erosion by wind or water; or other factors. Therefore, this survey may not depict the elevations & drainage patterns of this property after the date of this survey. The elevations & drainage patterns shown above are the certified findings of the professional engineer or land surveyor of the finished ground grades around the structure on the date of the survey. The homeowner must maintain these elevations & grades to properly drain the water away from the home. (9) Property is subject to: (i) Restrictive Covenants recorded in/under County Clerk's Numbers 2016-36487, 2016-36655; 2016-36656; 2016-36657; 2016-99451. (ii) The following does not affect subject property: (i) Easements to Denton County Electric Cooperative, Inc. recorded in Volume 339, Page 38; Volume 402, Page 120 & 240; Volume 510, Page 55; Volume 403, Page 420; Volume 510, Page 140 & 169; Volume 611, Page 615; Clerk's Number 97-R0029543. (ii) Easement to City of Frisco recorded in County Clerk's Number(s) 201302140002050830; 2014-25238; 2014-54499. (iii) Terms, conditions and easements recorded in Volume 1289, Page 159; County Clerk's Number(s) 2009-101118; 2014-30353; 2013-86189; 2013-86190.

Heartleaf Road

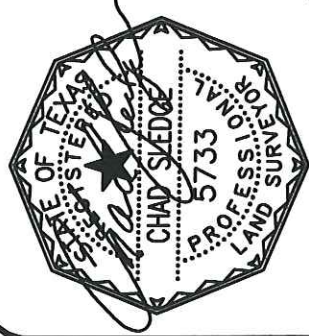
(CM is street center line)

shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, recorded in the public records of the State of Texas, which are shown on this plat. (8) I hereby declare that the elevations & drainage patterns shown hereon were developed from a survey of this property & accurately & truly depict the elevations as they existed on the date of this survey. The relative elevations as depicted may change subsequent to the date of this survey due to consolidation or upheaval of the soil; addition or removal of the soil by acts of man; erosion by wind or water; or other factors. Therefore, this survey may not depict the elevations & drainage patterns of this property after the date of this survey. The elevations & drainage patterns shown above are the certified findings of the professional engineer or land surveyor of the finished ground grades around the structure on the date of the survey. The homeowner must maintain these elevations & grades to properly drain the water away from the home. (9) Property is subject to: (i) Restrictive Covenants recorded in/under County Clerk's Numbers 2016-36487, 2016-36655; 2016-36656; 2016-36657; 2016-99451. (ii) The following does not affect subject property: (i) Easements to Denton County Electric Cooperative, Inc. recorded in Volume 339, Page 38; Volume 402, Page 120 & 240; Volume 510, Page 55; Volume 403, Page 420; Volume 510, Page 140 & 169; Volume 611, Page 615; Clerk's Number 97-R0029543. (ii) Easement to City of Frisco recorded in County Clerk's Number(s) 201302140002050830; 2014-25238; 2014-54499. (iii) Terms, conditions and easements recorded in Volume 1289, Page 159; County Clerk's Number(s) 2009-101118; 2014-30353; 2013-86189; 2013-86190.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to **Old Republic National Insurance Company** 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 & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 12/13/2016 Revised: _____ Job No. LB131982
Title commitment/Survey Request File No. 8811011516 dated: 11/14/2016



LEGEND

IRF=Iron Rod Found	IRS=Iron Rod Set	HH=Handhole	Cpd.=Copped	OH=Overhead Line	LP=Light Pole	FP=Fire Hydrant	FW=Water Valve	WM=Water Meter	GM=Cos Meter	BL=Building Line	RS=Iron Rod	HH=Handhole	adJ.=Adjoiner's	U.O.F.=Top of Form	Min.F.=Minimum Finished Floor	F.P.=Finished Pod	MH=Manhole
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