

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

Date: November 6, 2014

GF No. _____

Name of Affiant(s): Amy D Gray

Address of Affiant: 1861 Carson Lane, Frisco, TX 75033

Description of Property: The Trails PH 2 SEC A BLK C LOT 5
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 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.":
Affiant is the record title owner

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 _____ 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):

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.

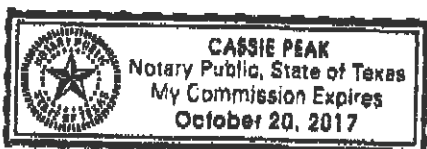
6. We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Amy D. Gray

SWORN AND SUBSCRIBED this 6th day of November, 2014

Cassie Peak

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

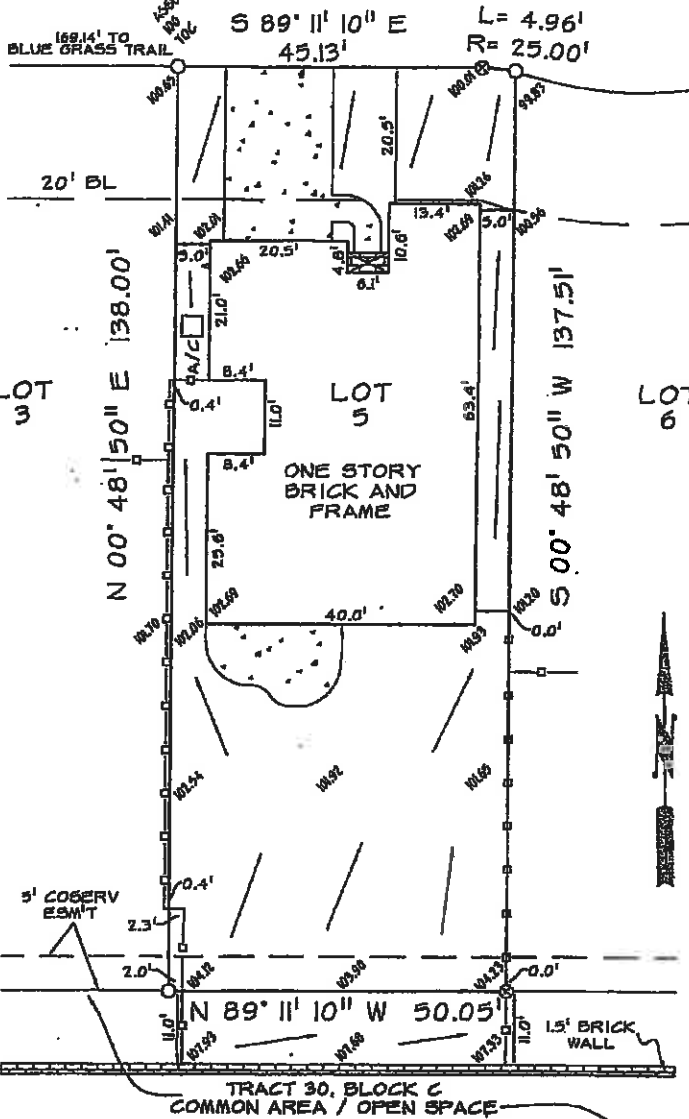
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SURVEY PLAT

This is to certify that I have, like data, made a careful and accurate survey on the ground of property located at No. 1861 CARSON LANE in the city of FRISCO, Texas, Lot No. 5 Block No. C of THE TRAILS, PHASE TWO, SECTION A an addition to the city of FRISCO, DENTON COUNTY, Texas, according to the MAP OR PLAT THEREOF recorded in Cabinet R at Slide 94 & 95 of the PLAT Records of DENTON County, Texas

CARSON LANE

50' R.O.W.



ACCEPTED AND APPROVED
 DATE 01 Nov 11
 DATE 05/26/2010

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES OF RECORDS IN DENTON COUNTY: FOUND DESCRIBED PROPERTY IN VOLUME 2114, PAGE 2990

NOTE: EASEMENTS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 NOTE: According to the F.I.R.M. in Community Panel No. 48089C02696, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.
 This survey is made relying upon the information provided by STEWART Title Company in connection with the transaction described in G.F. 0101795. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.
 The plat herein is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries and the distances indicated, and there are no visible and apparent encroachments or protrusions on the ground.
 ACCEPTED BY: CHAS. S. K. SIGNATURE DATE 01 Nov 11 SIGNATURE DATE 01 Nov 11

Drawn by: CHRIS
 Scale: 1" = 20'
 Date: 8-6-01
 Borrower:
 Job No. 0107914-1

LEGEND	
○ POWER POLE	— BRICK COLUMN
○ 1/2" IRON ROD FOUND	— CHAIN LINK FENCE
○ 3/8" IRON ROD SET	— WOOD FENCE
○ 1" IRON PIPE FOUND	— X BARBED WIRE
□ FENCE POST CORNER	— U IRON FENCE
⊠ 90° FOUND IN CONCRETE	— CONCRETE
△ UNDERGROUND ELECTRIC	— COVERED PORCH/DECK OR GARAGE
△ OVERHEAD ELECTRIC	—
— EDGE ASPHALT PAVING	—
— OES OVERHEAD ELECTRIC SERVICE LINE	—
— OHP OVERHEAD POWER LINE	—

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 STATE OF TEXAS
 01 Nov 11