

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): Helen Osagie

Address of Affiant: 2412 Chestnut Dr. Little Elm TX 75068

Description of Property: 2412 Chestnut Drive Little Elm TX 75068

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.":

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 2006 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): None

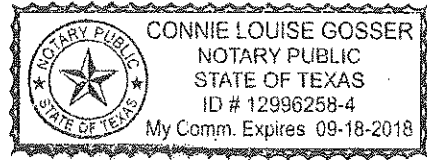
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

6. We understand that we have no liability to 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.

[Signature]

SWORN AND SUBSCRIBED this 27<sup>th</sup> day of December, 2016

Connie Louise Gosser  
Notary Public



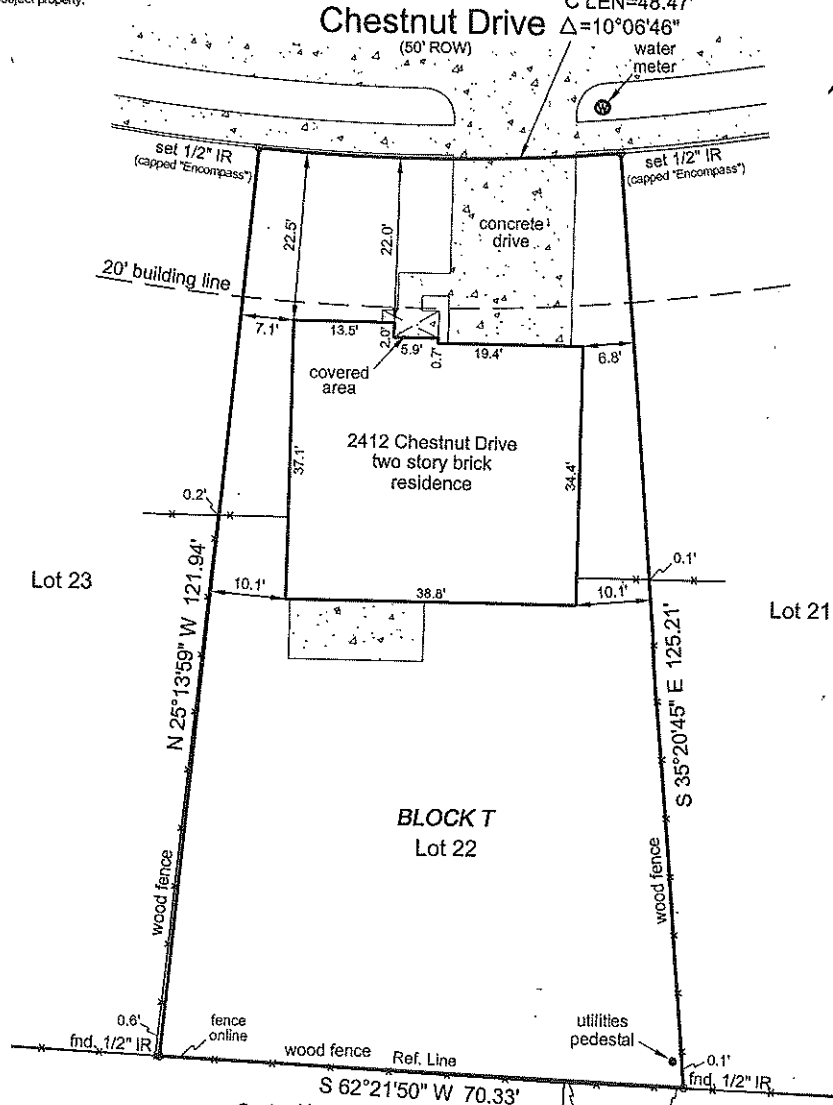
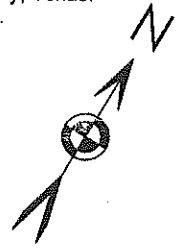
(TAR- 1907) 5-01-08

SURVEY PLAT

I, Michael Cuzzo, Texas Registered Professional Land Surveyor Number 5693, do hereby declare that on this date a survey was made on the ground under my direction of the property at 2412 Chestnut Drive and being Lot 22, Block T of THE VILLAGES OF WOODLAKE, PHASE 3A, an addition to the City of Little Elm, Denton County, Texas, according to the plat thereof recorded in Cabinet S, Slide 198 of the Plat Records of Denton County, Texas.

Bearings and distances shown are plat and actual unless otherwise noted.  
 Property is subject to the terms, provisions, conditions, easements, and restrictions recorded in Volume 4379, Page 269 and Volume 4571, Page 888, DRDCT.  
 There is no visible or apparent evidence that the easement recorded in Volume 339, Page 45, DRDCT, affects this lot.  
 The easement recorded in Volume 410, Page 345, DRDCT, does not affect the subject property.

L=48.54'  
 R=275.00'  
 BRG=N 59°42'38" E  
 C LEN=48.47'  
 $\Delta=10^{\circ}06'46''$



"CM" indicates a controlling monument.  
 Found centerline "X" cuts are controlling monuments.  
 There are no visible encroachments or protrusions except as shown.  
 The basis of bearing is the plat call for the line noted above as the "Ref Line"  
 The subject property does not appear to lie in a flood hazard area as shown on FIRM Map Number 48121C0420 E, dated April 2, 1997. Property is in Zone X.  
 This survey is not to be used for construction purposes and is for the exclusive use of the buyer, seller, and title company named hereon. The surveyor relied on the title commitment under the GF Number shown hereon (if provided), and the easements, rights-of-way, and other locatable matters of record of which surveyor has been advised are shown hereon.

**ENCOMPASS**  
 Solutions, LTD.

2720 North Stemmons Freeway  
 Suite 900  
 Dallas, Texas 75207  
 214-540-8518 fax 214-540-6991



Michael Cuzzo, RPLS # 5693

LOT 22, BLOCK T  
 THE VILLAGES OF WOODLAKE, PHASE 3A  
 LITTLE ELM / DENTON

Buyer: FRANCIS OSAGIE  
 Seller/Owner: RYAN ROBERTS  
 Title Co: LANDAMERICA AMERICAN TITLE  
 GF # 1955002887

scale: 1"=20'	drawn: MO	63-200-10-1125
03/09/06	chkd: MC	rev no