

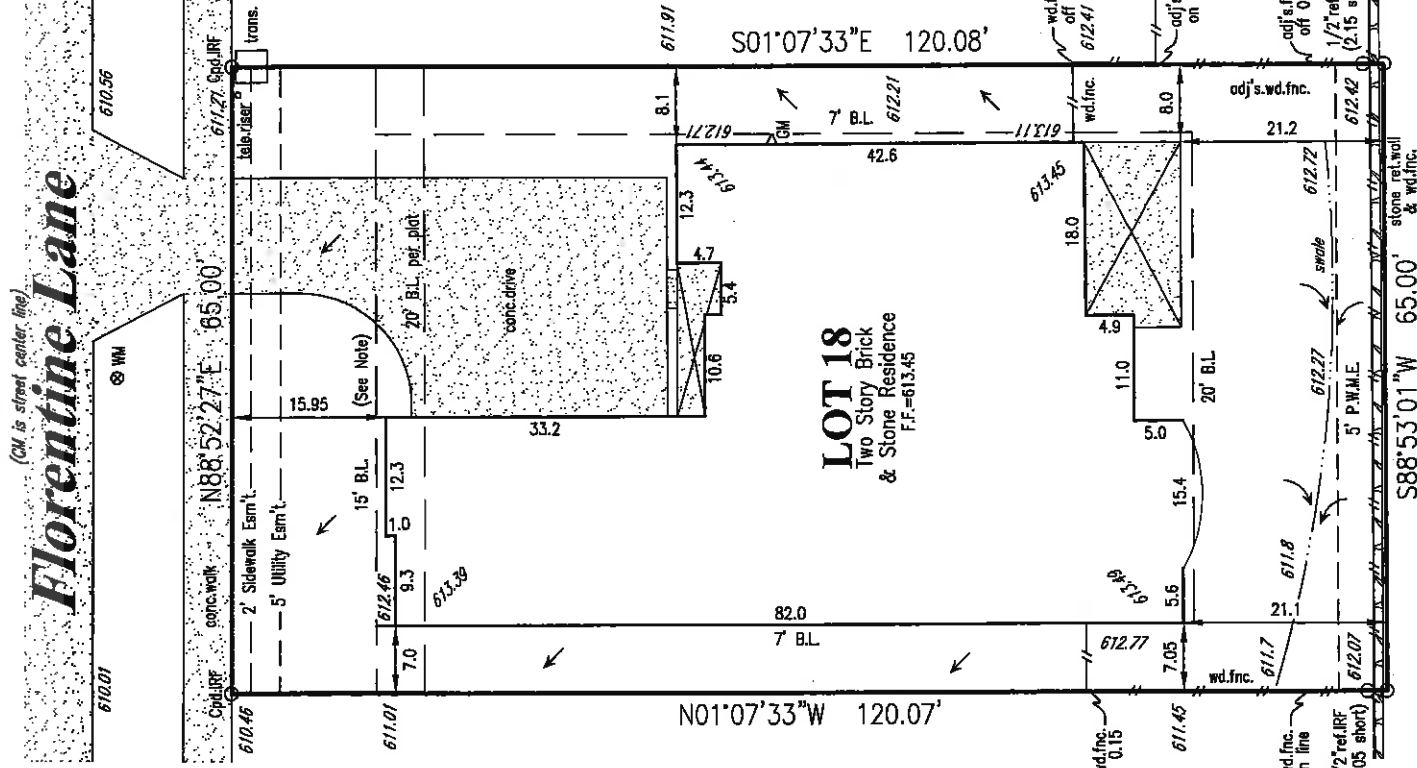
**PROPERTY DESCRIPTION**

Address: 4433 Florentine Lane, Being Lot 18, in Block B, of Diamond Point Estates, an Addition to the City of Frisco, Denton County, Texas, according to the Final Plat thereof recorded under Instrument File Number 2014-34, Plat Records, of Denton County, Texas.

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

NOTE: P.W.M.E. = Private Wall Maint. Eas't.

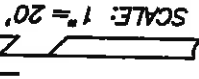
NOTE: 15' B.L. per City of Frisco Ordinance No. 11-04-09



**Florentine Lane**  
(CU is street center line)

LEGEND

RF=Iron Rod Found	RS=Iron Rod Set	CD=Capped	OH=Overhead Line	PF=Power Pole	LP=Light Pole	FH=Fire Hydrant	WV=Water Valve	WM=Water Meter
GM=Gas Meter	BL=Building Line	HH=Handhole	adj.s.=Adjoiner's	L.O.F.=Top of Form	Min.F.=Minimum	Finished Floor	F.P.=Finished Pad	MH=Manhole



LOT 17

LOT 19

**LOT 18**  
Two Story Brick & Stone Residence  
F.F.=613.45

**LOT 3, BLOCK A**  
Platinum Business Park  
Doc. No. 2010-26 PROCT

The undersigned have received and reviewed a copy of this survey

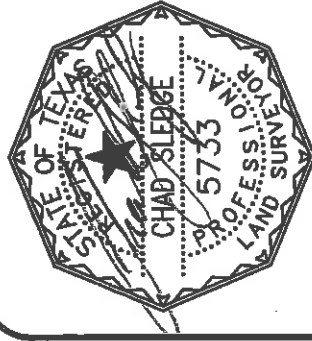
*William Spode*  
DATE: 3/6/15

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 48121C0265G 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 shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) Property is subject to: (i) Covenants, terms, conditions and assessments recorded in/under 2014-23940.

**CERTIFICATION**

On the basis of my knowledge, information & belief, I certify to Fair Land Title 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: 2/11/2015 Revised: \_\_\_\_\_ Job No. LB117329  
Title commitment/Survey Request File No. DFW2598 dated: 2/10/2015



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

Date: 4-8-16 GF No. \_\_\_\_\_

Name of Affiant(s): Sean and Kimberly Stredle

Address of Affiant: 4433 Florentine Lane, Frisco, TX 75034

Description of Property: DIAMOND POINT ESTATES BLK B LOT 18  
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 2015 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. \_\_\_\_\_



SWORN AND SUBSCRIBED this 8th day of April, 2016

[Signature]  
Notary Public