

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

Date: \_\_\_\_\_

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

Name of Affiant(s): \_\_\_\_\_

Address of Affiant: 4570 Duval Drive, Frisco, Texas 75034

Description of Property: STEWART CREEK ESTATES PH 2 BLK E 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.

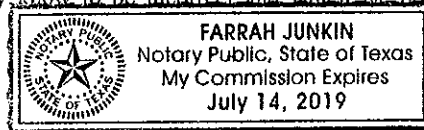
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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 \_\_\_\_\_ 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): Wood Deck (2007)

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.



S Mc Neal

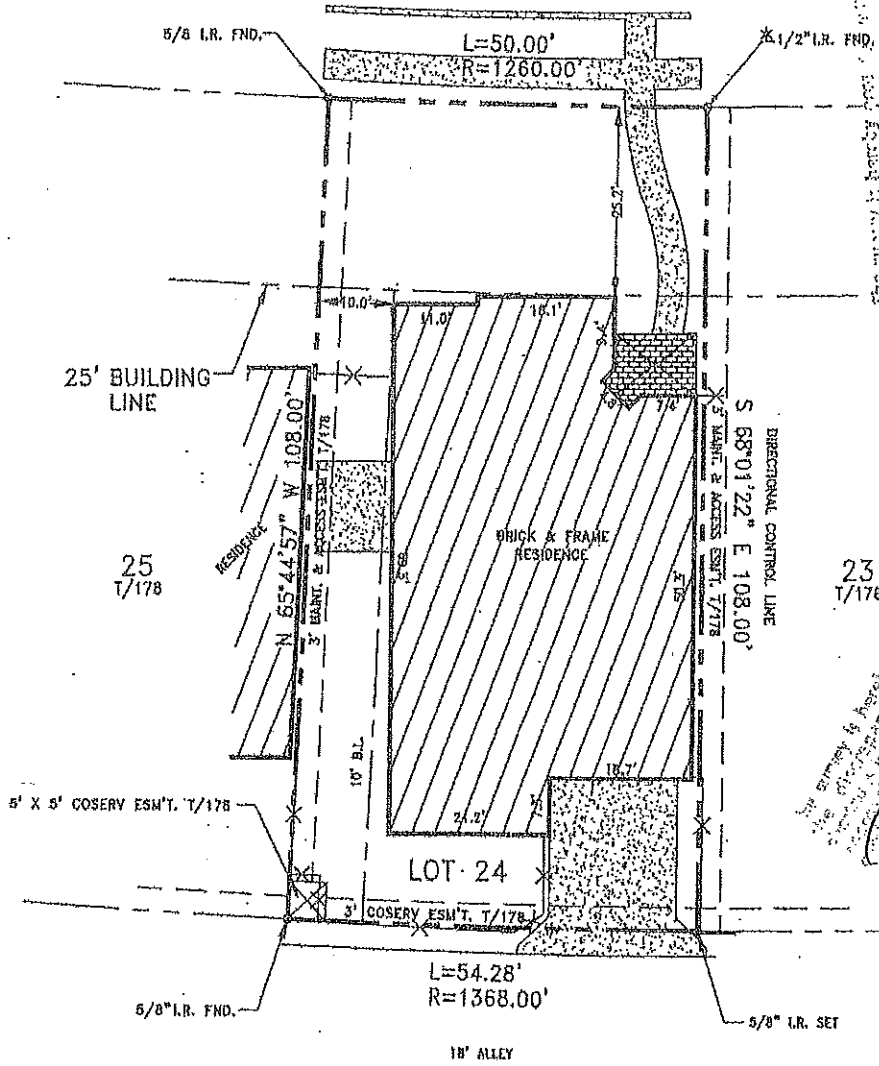
SWORN AND SUBSCRIBED this 27<sup>th</sup> day of March, 2017

Notary Public \_\_\_\_\_

(TAR-1907) 02-01-2010

REFERENCE NO: 98388  
 LENDER:  
 TITLE CO: DHI TITLE, CF# E-2054-X3-04  
 PURCHASER: TORNBLOM & ZAPP  
 DATE: 10-20-04

4570 DUVAL DRIVE



*John G. McNeal*  
 Surveyor

*Please Survey Me Now*

**LEGEND**

|                  |           |
|------------------|-----------|
| FENCE            | ---       |
| TELEPHONE        | ---       |
| ELECTRIC         | ---       |
| CONTROL MONUMENT | *         |
| CONCRETE         | [Pattern] |
| BRICK            | [Pattern] |
| ASPHALT          | [Pattern] |

Subject to the following Restrictions recorded in  
 454B/1187 & 4743/2078 DRDCT.  
 NOTE: FENCES OFF LINE  
 AS SHOWN.

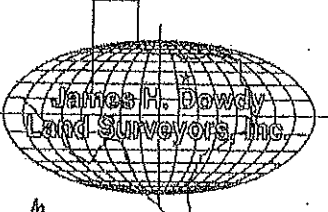
NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM  
 DATA PROVIDED BY THE RECORDED PLAT.

**PROPERTY DESCRIPTION:**

Lot 24, Block E, STEWART CREEK ESTATES, PHASE TWO, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet T, Page 178, Map Records, Denton County, Texas.

**SURVEYOR'S STATEMENT:**

The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the herein named purchaser, lender and title company only. The title commitment, referenced by the G.F. number shown herein, and provided by said title company was relied upon for the preparation of this survey. No other abstracting was performed. The undersigned acknowledges that this survey was conducted by the surveyor or under his supervision on the date shown herein; this plat of survey and the property description set forth herein are a true representation of facts found on an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown. The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting therefrom shall not be the responsibility of the undersigned. Unauthorized use is not permitted without the express written permission of James H. Dowdy Land Surveyors, Inc.



*Eugene D. Arbey*  
 EUGENE D. ARBEY, R.P.L.S. No. 4886  
 6850 MANHATTAN BLVD. SUITE 310  
 FORT WORTH, TEXAS 76120  
 (817) 429-9288

THIS SURVEY IS ONLY VALID WITH AN  
 AUTHORIZED SIGNATURE AND ENDORSED SEAL.

CHECKED BY: [Signature]  
 DRAWN BY: [Signature]