

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

Date: 2/21/17

GF No. _____

Name of Affiant(s): Truet Nealy

Address of Affiant: 4904 Kessler Drive, Frisco, Texas 75033

Description of Property: COBB FARM PH 2 BLK C LOT 19

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.

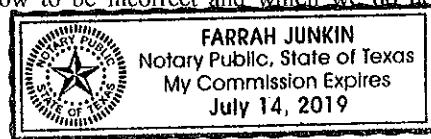
4. To the best of our actual knowledge and belief, since 2012 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction 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.

Truet Nealy



SWORN AND SUBSCRIBED this 20th day of March, 2017

Notary Public

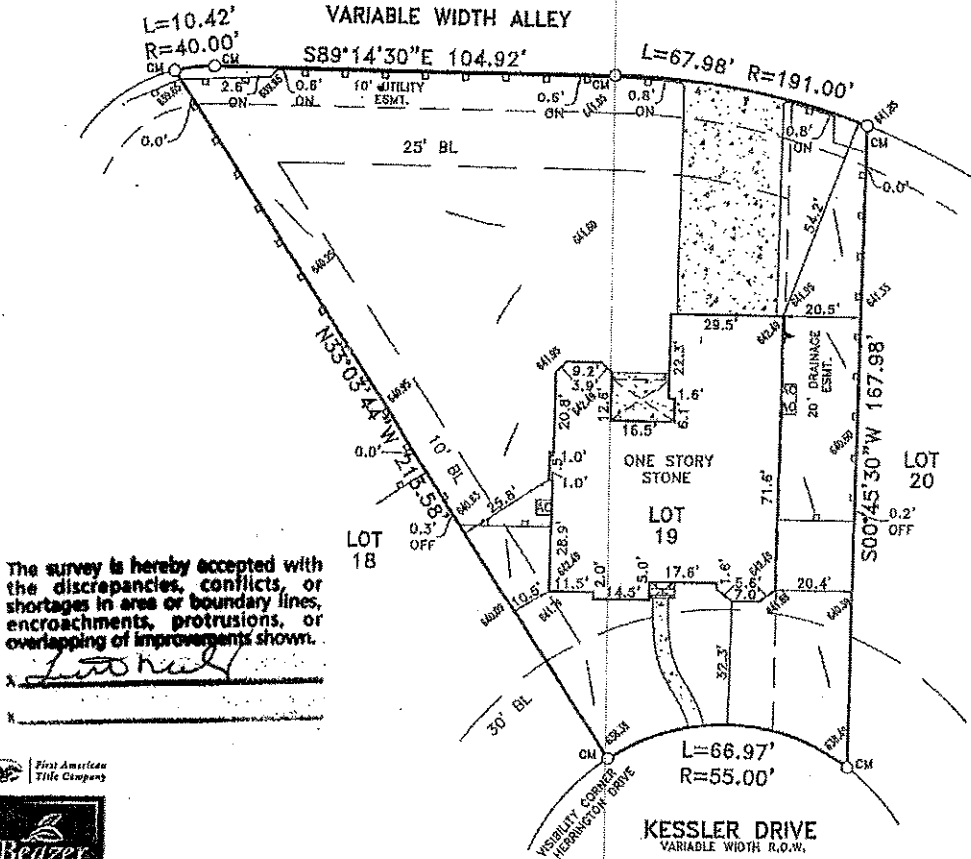
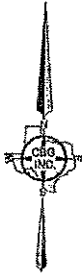
SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located of No. 4904 KESSLER DRIVE, in the city of FRISCO, Texas, Lot No. 1 Block No. C of COBB FARM PHASE 2 an addition to the City of FRISCO, DENTON COUNTY, Texas, according to the MAP OR PLAT THEREOF recorded in COUNTY CLERK'S FILE NO. 2011-30 of the MAP AND/OR PLAT Records of DENTON County, Texas.

BENCHMARK REFERENCE:
P.K. NAIL AT THE NORTHEAST CORNER OF A CURB INLET ON THE EAST SIDE OF NORTH DALLAS TOLLWAY, AND BEING 2.822'± NORTH OF THE ELDORADO PARKWAY. ELEVATION=851.73

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CC# 2004-132951, 2005-181737, 2007-41229, 2007-103921, 2007-103922, 2008-128837, 2008-128638, 2008-65805, 2011-30

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 535, PG. 318, CC# 2011-8497
VOL. 980, PG. 703



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.



NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
NOTE: According to the F.I.R.M. No. 48085C0285 G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.
This survey is made in conjunction with the information provided by FIRST AMERICAN TITLE INSURANCE COMPANY in connection with the transaction described in G.F. 1597423-PW26. 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 plot hereon 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, there are no visible and apparent encroachments or protrusions on the ground.
This survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

Drawn By: MC
Scale: 1"=30'
Date: 6-30-11
Surveyor: CORLEY
Job No. 1100603-3

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	*" FOUND/SET
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
▨	ASPHALT PAVING
▩	GRAVEL/ROCK ROAD OR DRIVE
○	POWER POLE
■	BRICK COLUMN
□	A/C AIR CONDITIONING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5' WIDE TYPICAL BARBED WIRE
○	IRON FENCE
○	PIPE FENCE
▨	COVERED PORCH, DECK OR CARPORT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
▩	CONCRETE PAVING

C.B.G. Surveying, Inc.
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Bryan Connally

STATE OF TEXAS
COUNTY OF DALLAS
BRYAN CONNALLY
R.P.S. NO. 5513