

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

Date: 11/5/16 GF No. _____

Name of Affiant(s): Tommy Leaf

Address of Affiant: 752 Cavesson Drive, Frisco, Texas 75034

Description of Property: STONEWATER CROSSING PHASE 2 BLK E LOT 33
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.

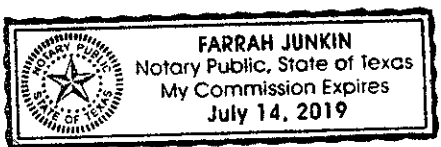
4. To the best of our actual knowledge and belief, since July 2014 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - 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.

[Signature]
SWORN AND SUBSCRIBED this 15th day of November
Notary Public



November 2016

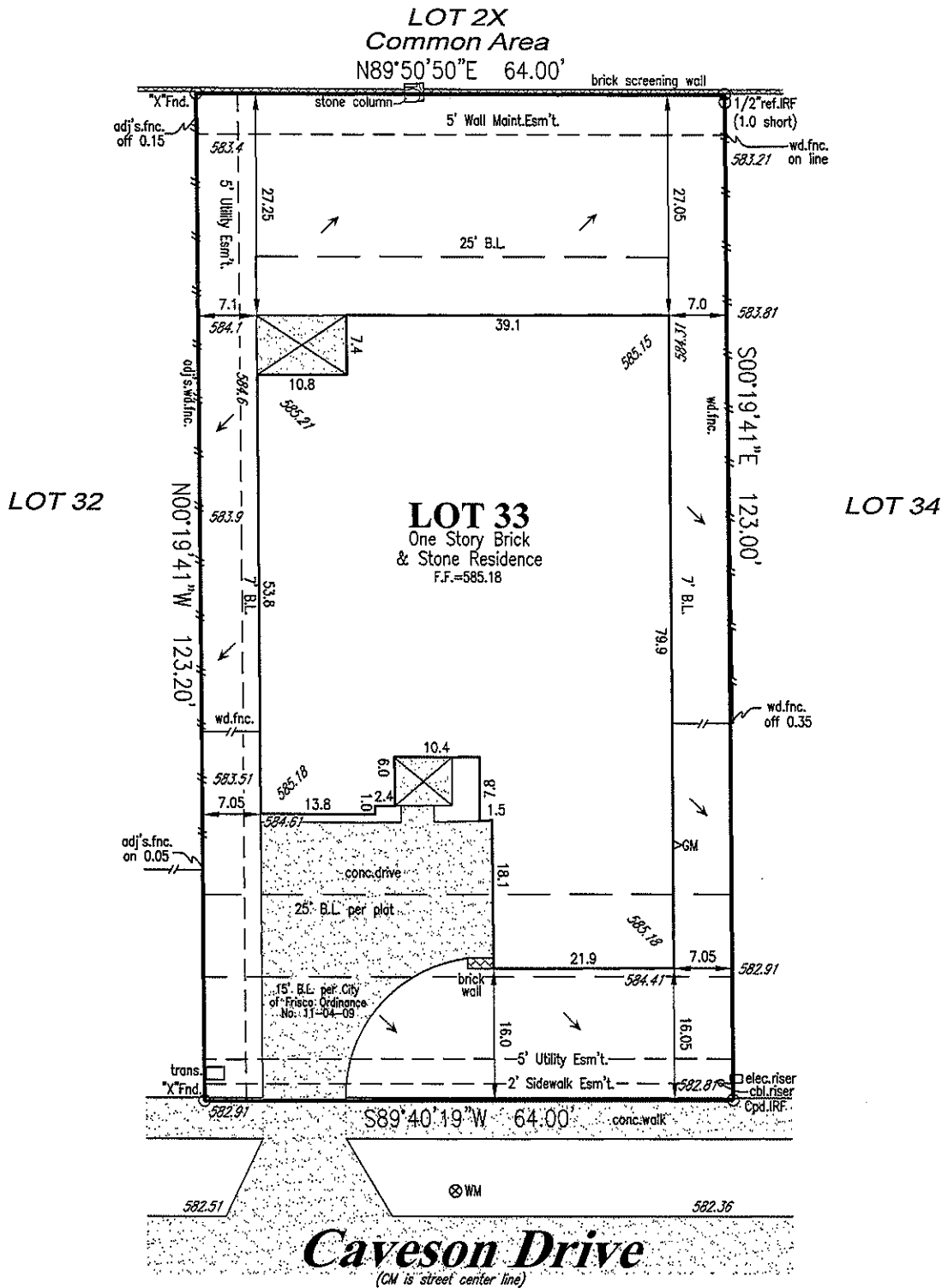
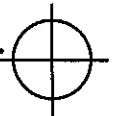
(TAR-1907) 02-01-2010

PROPERTY DESCRIPTION

Address: 752 Caveson Drive, Lot 33, in Block E, of Stonewater Crossing Phase Two, an Addition to the City of Frisco, Denton County, Texas, according to the Map or Plat thereof recorded in Clerk's File No. 2012-69, of the 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



LEGEND

IRF=Iron Rod	Found	IRS=Iron Rod Set	Cpd.=Capped	OH=Overhead Line	PP=Power Pole	LP=Light Pole	PH=Fire Hydrant	WW=Water Valve	WM=Water Meter
GM=Cos Meter	B.L.=Building Line	HH=Handhole	adj's.=Adjacent's	I.O.F.=Top of Form	Min.F.=Minimum	Finished Floor	F.P.=Finished Pad	MH=Manhole	

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 48121C 0420G 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) Restrictive Covenants recorded in Clerk's File No. 2008-112867; 2009-67961; 2010-84836; 2011-120734 & 2012-49683. (9) The following does not affect subject property: (i) Easements to the City of Frisco recorded in Clerk's File No(s). 2005-153372 & 2005-153374. (ii) Terms, conditions, provisions and stipulations of Drainage & Detention Construction and Easement Agreement recorded in Clerk's File No(s). 2005-153374; 2006-132555 & 2007-66967.

CERTIFICATION
 On the basis of my knowledge, information & belief, I certify to Priority 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: 6/16/2014 Revised: _____ Job No. LB112631
 Title commitment/Survey Request File No. 01129-1588 dated: 5/26/2014