

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

Date: March 10 2023 GF No. CTCP 87-8000871900747-DL
Name of Affiant(s): Joshua Beau Jones and Thomas Edwin Martin
Address of Affiant: 2115 Ballycastle Drive
Description of Property: Lot 14 Block 13/5374
County Dallas, 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 August 14, 2019 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 10 day of March, 2023.

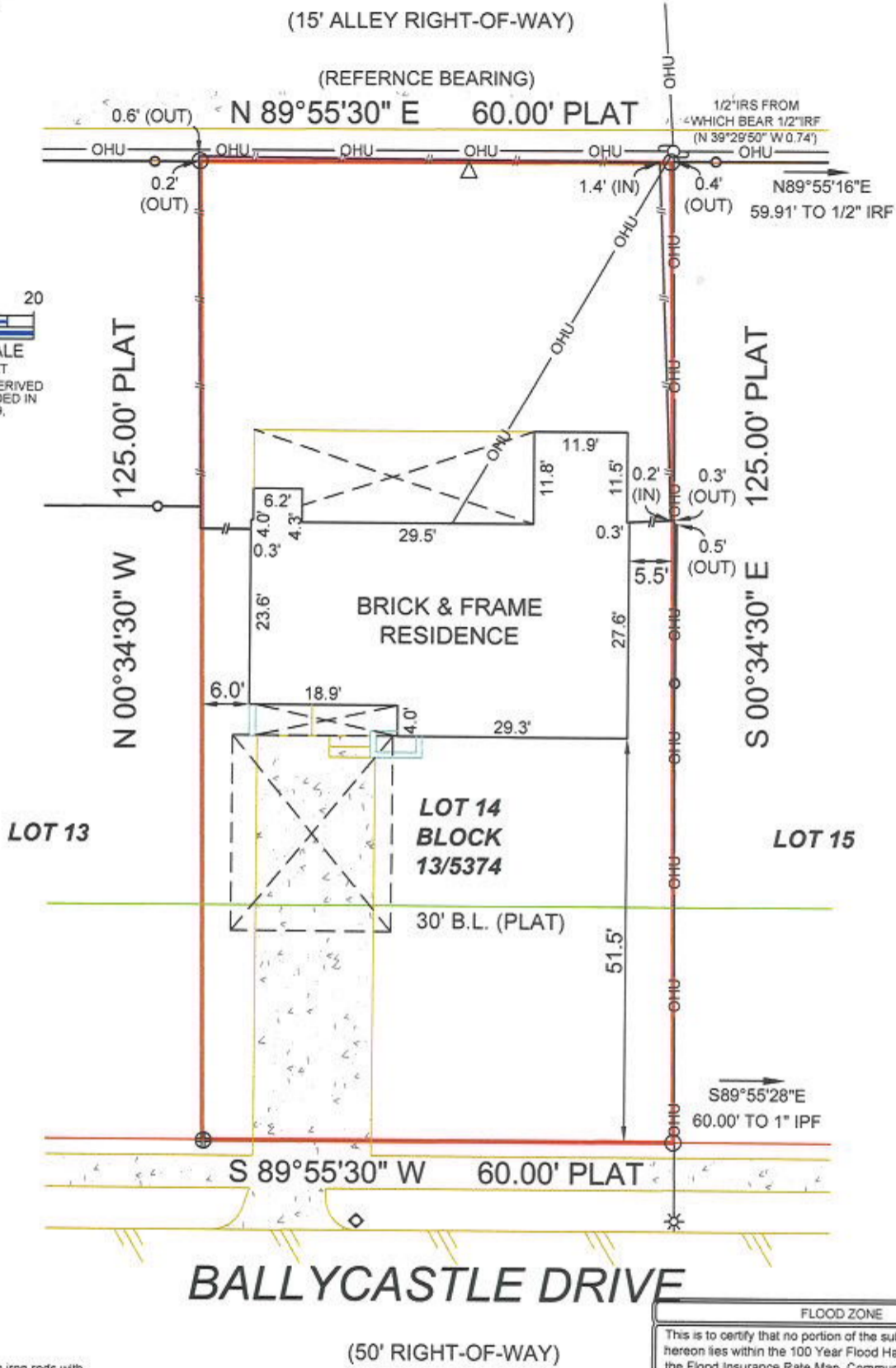
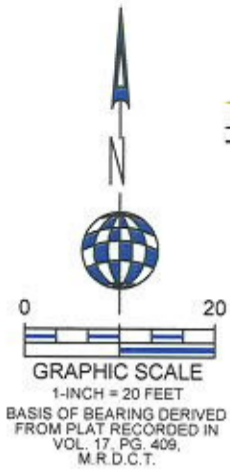
Notary Public
(TAR 1907) 02-01-2010



SURVEY PLAT: 2115 BALLYCASTLE DRIVE

Being Lot 14, in Block 13/5374, of Lake Park Estates No. 5, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof, recorded in Volume 17, Page 409, Map Records, Dallas County, Texas.

Note: To the best of my knowledge and belief the agreement recorded in Volume 93222, Page 2340, R.P.R.D.C.T. does not physically affect the property.



NOTE: All 1/2" IRs are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

FLOOD ZONE

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48113C 0380L, dated 07-07-2014. The property is located in Zone "X".

LEGEND

● 1/2" IR FOUND	⊙ X-FOUND	☒ TELE. BOX	⊕ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	— BRICK RET. WALL	▭ CONCRETE
○ 1/2" IR SET	⊗ X-SET	☒ CABLE BOX	⊕ WATER METER	— GUY WIRE ANCHOR	— STONE RET. WALL	▭ GRAVEL
● 5/8" IR FOUND	⊙ SAN. SEW. MH.	☒ ELECTRIC BOX	⊕ GAS METER	— X — BARBED WIRE FENCE	— BUILDING LINE	▭ BRICK
● 3/8" IR FOUND	⊕ IRRIGATION VALVE	☒ BRICK COLUMN	⊕ A.C. PAD	— □ — IRON FENCE	— EASEMENT	▭ STONE
● 60-D NAIL FOUND	⊕ WATER VALVE	☒ STONE COLUMN	⊕ TRANS. BOX	— ○ — CHAINLINK FENCE	— BOUNDARY	▭ WOOD DECK
● PK NAIL SET	⊕ FIRE HYDRANT	⊕ STORM DRAIN MH.	⊕ P.E. POOL EQUIP.	— // — WOOD FENCE	— HIGH BANK LINE	▭ BUILDING WALL
● 1/2" IP FOUND	⊕ LIGHT POLE	⊕ SAN. SEW. CO.		— // — ASPHALT	— / / — COVERED AREA	▭ TILE

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

John S. Turner
 JOHN S. TURNER RPLS 5310



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JOB NO: 19-1365 G.F. NO: CTCPB7-8000871900747-DL
 DATE: 08-14-2019 TITLE CO: CHICAGO TITLE COMPANY
 DRAWN BY: 079 CERTIFY TO: JOSHUA BEAU JONES & THOMAS EDWIN MARTIN

"A professional company operating in your best interest"