

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

Date: 9-27-24 GF No. \_\_\_\_\_

Name of Affiant(s): James D Sowards

Address of Affiant: 6072 Willow Wood Ln, Dallas, TX 75252

Description of Property: Bent Trail Village, Blk 2/8736, Lot 23

County Collin, 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 November 14, 2013 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): \_\_\_\_\_

Replaced Fence with Existing Holes for Posts; Added Wooden Deck around Freestanding Hot Tub; Added Cement to extend the Patio.

\_\_\_\_\_

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.

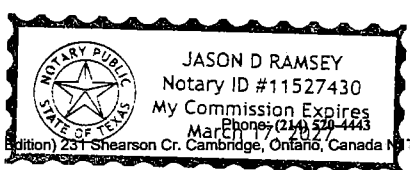
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

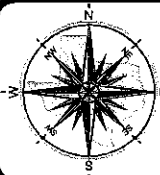
Notarized by:  
James D. Sowards  
4B2A773ED4F4D1  
**James D Sowards**

SWORN AND SUBSCRIBED this 27 day of September, 2024

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

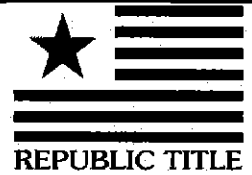
(TXR-1907) 02-01-2010





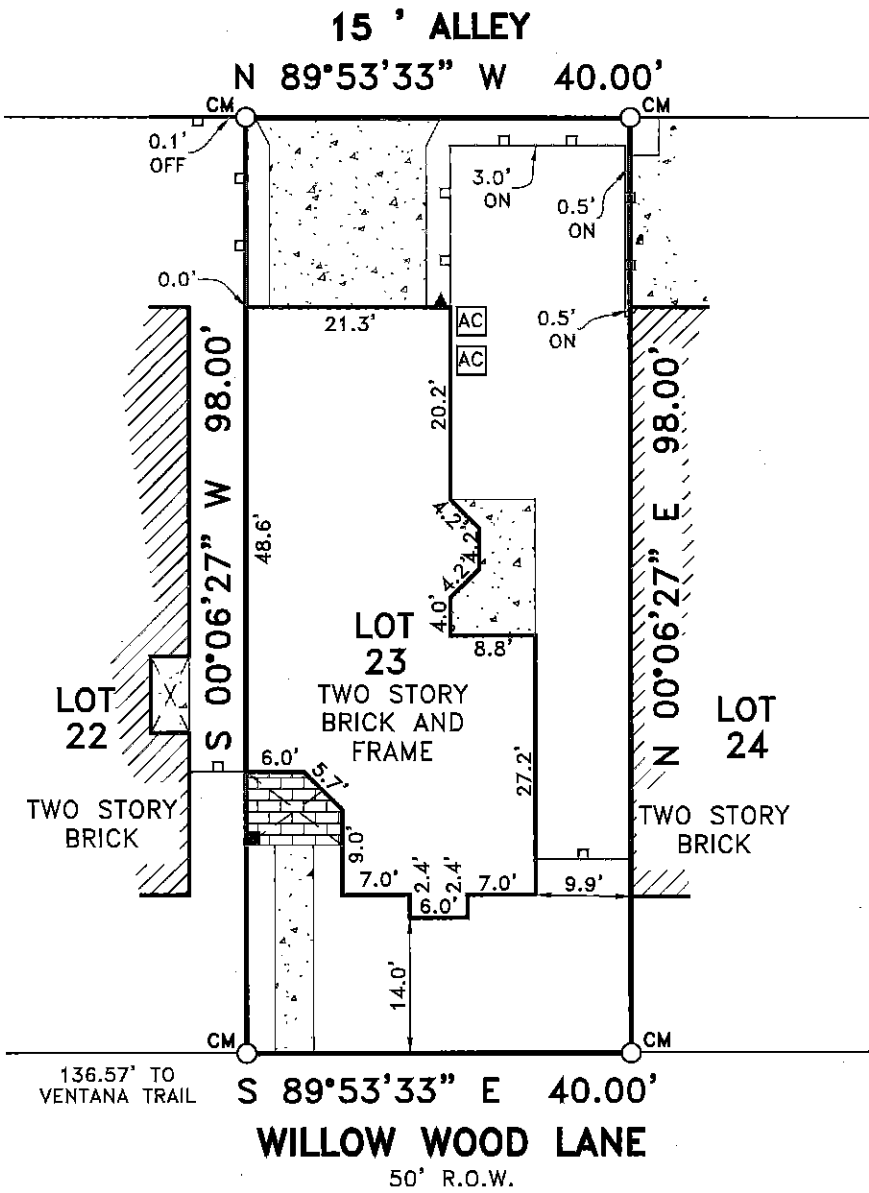
# 6072 Willow Wood Lane

Being Lot 23, in Block 2/8736, of Bent Trail Village, an Addition to the City of Dallas, Collin County, Texas, according to the Map thereof recorded in Volume F, Page 292, of the Map Records of Collin County, Texas.



### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ 60d NAIL FOUND
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- T TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- WOOD FENCE POST ONLY
- |— IRON FENCE
- X— BARBED WIRE
- /— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- ▨ CONCRETE
- ▨ COVERED AREA



### EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 2175, PG. 867; VOL. 3614, PG. 470 VOL. 3660, PG. 300

### NOTES:

BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48121C0370G, 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 Republic Title of Texas. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat 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.

Drawn By: BRD

Scale: 1" = 20'

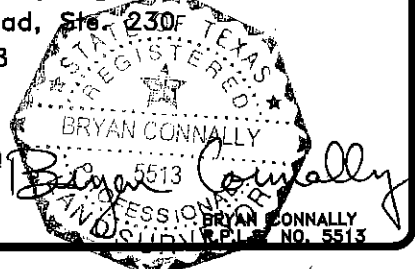
Date: 07/16/13

GF No.: 1012-63334-RTT

Job No. 1304352-1

### C.B.G. Surveying, Inc.

12025 Shiloh Road, Ste. 230F  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
[www.cbgsfw.com](http://www.cbgsfw.com)



Accepted by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Purchaser

Purchaser

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): Bonnie Susan Hill Coker

Address of Affiant: 19608 Bent Brook Ct., Dallas, Tex 75252

Description of Property: 6072 Willow Wood Lane, Dallas, TX 75252  
County: Collar, Texas

Name of Title Company: \_\_\_\_\_

Before me, the undersigned notary for the State of \_\_\_\_\_, personally appeared Affiant(s) who after by me being duly sworn, stated:

(1) We are the owners of the Property. (If not owners, 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 with 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 the Title Company may deem appropriate. We understand that the proposed insured 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 Policy of Title Insurance upon payment of the promulgated premium.

(4) To the best of our actual knowledge and belief, since 7-16-13 (date of existing survey) 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; or
- (d) conveyance, 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 the 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 the improvements.

(6) We understand that we have no liability to the Title Company or the title insurance 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.

Bonnie Susan Hill Coker  
Affiant

\_\_\_\_\_  
Affiant

SWORN AND SUBSCRIBED this 9th day of October, 2013

Sandy Graham  
Notary Public

