

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: December 9, 2024

GF No. _____

Name of Affiant(s): Richard Lee Barrett Sr Living Trust dated June 12th 2013

Address of Affiant: 23 Carter Ct, Allen, TX 75002

Description of Property: Twin Mills (Cal), Block A, Lot 17

County Allen, Texas

Date of Survey: June 9, 2020

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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

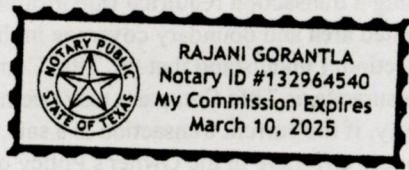
5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u><i>Jeffrey Barrett</i></u></p> <p>Jeffrey Barrett as Trustee of Richard Lee Barrett Affiant Sr Living Trust dated June 12th 2013</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>N/A</u></p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 12th day of DECEMBER, 2024

Rajani Gorantla
Notary Public

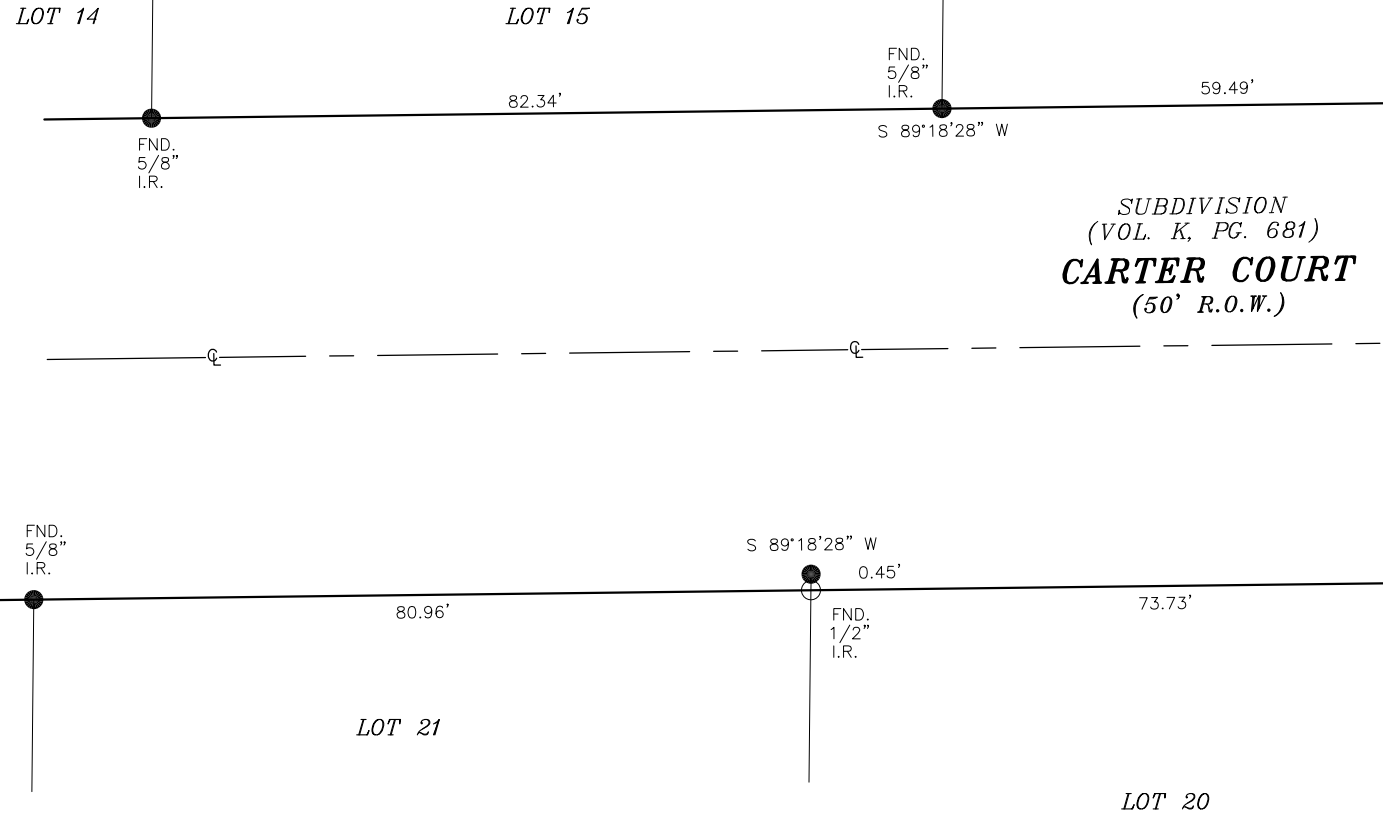
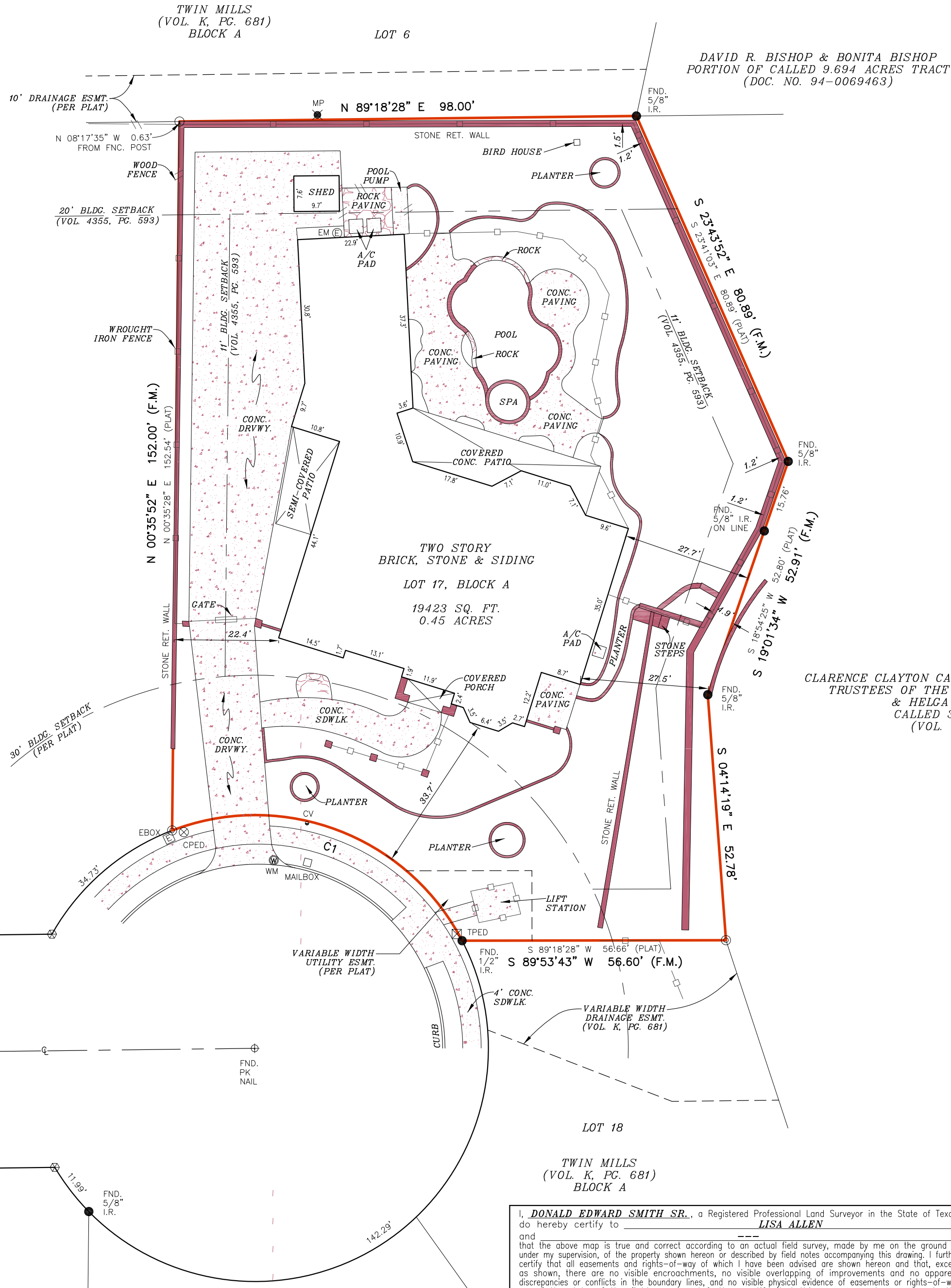


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	72.79'	66.53'	S 69°11'23" E	83°24'58"

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WROUGHT IRON FENCE
- WOOD FENCE
- SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- FOUND PK NAIL
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- MAILBOX
- CABLE PEDESTAL
- WATER METER
- ELECTRIC METER
- GAS METER
- METER POLE
- CONTROL VALVE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

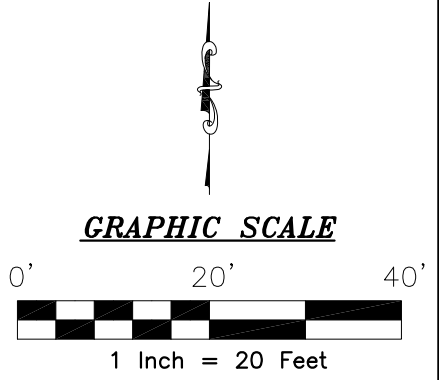


SURVEYOR'S NOTE:
 SUBJECT TO EASEMENT RIGHTS RECORDED IN VOLUME 895, PAGE 187, VOLUME 895, PAGE 187, VOLUME 895, PAGE 190, VOLUME 762, PAGE 416, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.
 BASIS OF BEARING, PER RECORDED PLAT UNLESS OTHERWISE NOTED.
 THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION, THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.
 At date of this survey, the property is in FEMA designated ZONE X & AE as verified by FEMA map Panel No: 48085C 0385 J effective date of JUNE 2, 2009. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

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

DAVID R. BISHOP & BONITA BISHOP
 PORTION OF CALLED 9.694 ACRES TRACT
 (DOC. NO. 94-0069463)

CLARENCE CLAYTON CARTER, HELGA THERESIA CARTER
 TRUSTEES OF THE CLARENCE CLAYTON CARTER,
 & HELGA THERESIA CARTER
 CALLED 3.154 ACRES TRACT
 (VOL. 5238, PG. 3468)



I, **DONALD EDWARD SMITH SR.**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **LISA ALLEN** and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
 Borrower/Owner: **PATRICK F. THOMPSON & MARLA J. THOMPSON**
 Address: **23 CARTER COURT** GF No. _____
Legal Description of the Land:
 Lot 17, in Block A, of Amended Plat of Lots 6 and 17, Block A, of TWIN MILLS, an Addition to the City of Allen, Collin County, Texas, according to the Map thereof recorded in Volume L, Page 370, of the Map Records of Collin County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 4355, PAGE 593, REAL PROPERTY, COLLIN COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

AMERISURVEYORS LLC
 101 W. McDermott Dr. Suite 115 Allen, Texas 75013
 Phone: (214) 677-4966 Email: orders@amersurveyors.com

FINAL "AS-BUILT" SURVEY

JOB NO.:	NO.	REVISION	DATE
2006070093	01	UPDATED IMPROVEMENT	06/09/20

DRAWN BY: MN/AF
 APPROVED BY: DES (REFER JOB NO. 1506029311)



DONALD EDWARD SMITH SR., R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 2465

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

Date: 9.27.19 GF No. _____
Name of Affiant(s): Patrick & Marla Thompson
Address of Affiant: 23 Carter Ct - Allen, TX 75002
Description of Property: Lot 17, Block A, Twin Mills
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:

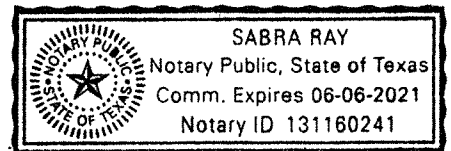
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 July 2016 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): Arbor on west side
Flagstone walkway on east side

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.

Patrick
Marla Thompson

SWORN AND SUBSCRIBED this 27th day of September, 2019



Notary Public
(TXR 1907) 02-01-2010