

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

Date: 1/25/2023 GF No. _____
Name of Affiant(s): Christopher Allen Bruner + Diana Brooke Bruner
Address of Affiant: 490 Danaway Road, Waxahachie, TX 75167
Description of Property: Blk 1, Lot 5, Harper Estates
County Ellis, 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:

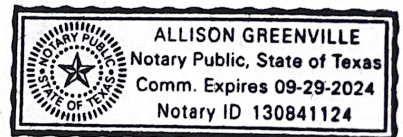
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 2/9/2022 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.

Christopher Bruner
Diana Bruner
SWORN AND SUBSCRIBED this 25th day of January 2023

Allison Greenville
Notary Public
(TXR 1907) 02-01-2010

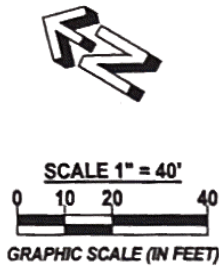


SURVEY PLAT

TO: Ellis County Title, GF No. 2202121W

ADDRESS: 490 Dunaway Road

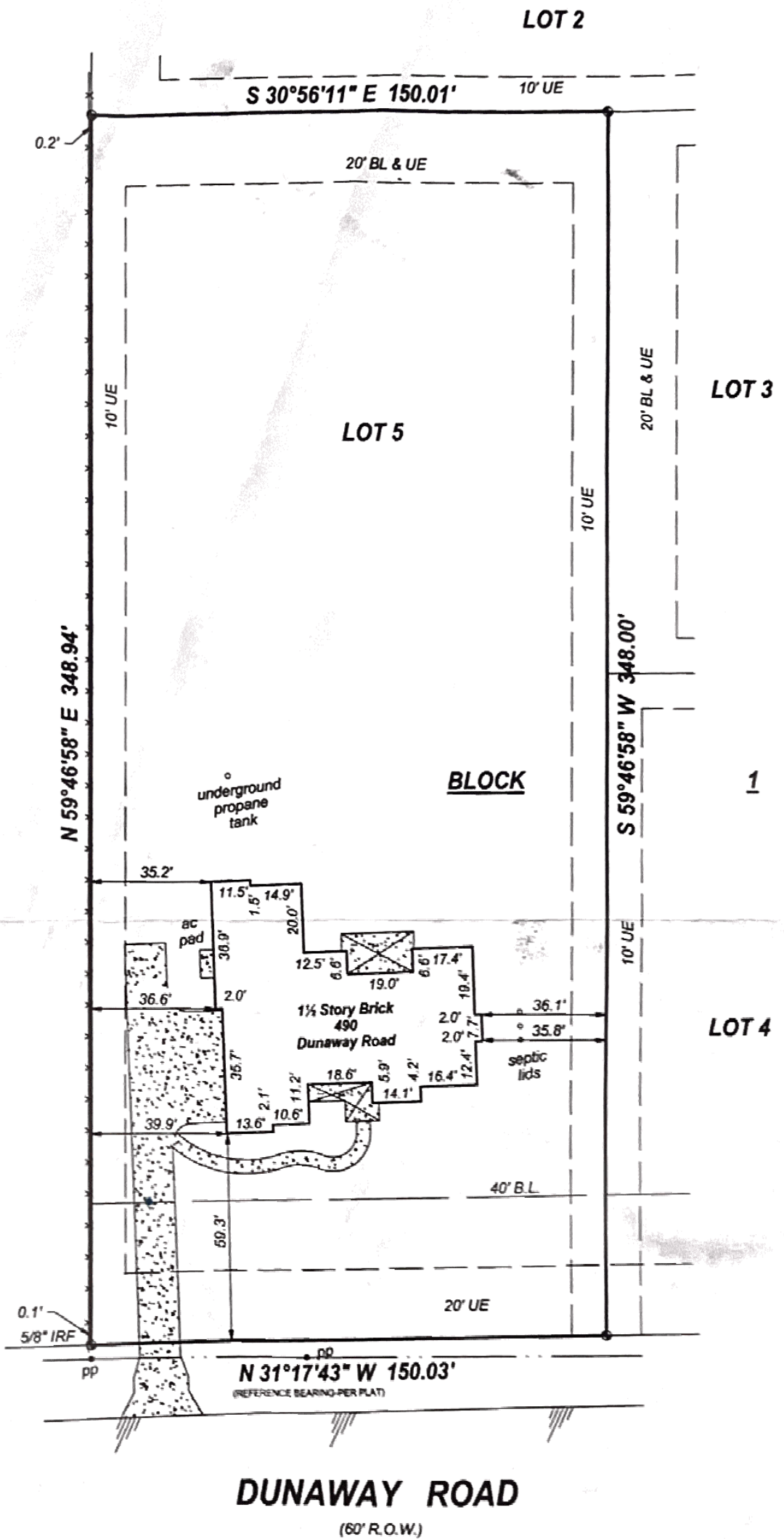
All that certain lot, tract or parcel of land being known and designated as LOT 5, BLOCK 1, HARPER ESTATES, an addition to Ellis County, Texas, according to the Plat thereof recorded in Cabinet K, Slide 380, Plat Records, Ellis County, Texas.



Jim & Paulette Riley
Vol. 1786, Pg. 1108, DR/ECT
(as shown on plat)

Subject to the following:
Easement to Texas Power & Light Co. recorded in Volume 500, Page 335, DR/ECT.
Easement to Buena Vista-Bethel Water Supply Corp. recorded in Volume 544, Page 699, DR/ECT.
Easement to Texas Power & Light Co. recorded in Volume 548, Page 1037, DR/ECT.
Easement to Buena Vista-Bethel Water Supply Corp. recorded in Volume 580, Page 746, DR/ECT.
Easement to Buena Vista-Bethel Water Supply Corp. recorded in Volume 580, Page 748, DR/ECT.
Easement to Buena Vista-Bethel Water Supply Corp. recorded in Volume 582, Page 747, DR/ECT.
Easement to Buena Vista-Bethel Water Supply Corp. recorded in Volume 723, Page 4, DR/ECT.

The location description of the above described easement(s) contain insufficient information and/or errors and ambiguities to conclusively locate on or off the subject property, however, the Surveyor did not find any visible and apparent surface evidence of said easement(s). This statement is not intended to induce the title company to remove the easement(s) from their title commitment.



NOTE:
All monuments are 1/2 inch iron rod with yellow cap found and were used as controlling monuments for purposes of this survey, unless otherwise shown.

Easements and Building Lines shown are per plat, unless otherwise shown. D.U.E. = drainage & utility easement U.E. = utility easement D.E. = drainage easement B.L. = building line						
LEGEND OF SYMBOLS	● Survey Monument	IRS - Iron Rod Set	IRF - Iron Rod Found	▲ gm - Gas Meter	■ em - Electric Meter	○ wm - Water Meter
● pp - Power Pole	● lp - Light Pole	◆ fh - Fire Hydrant	⊙ mh - Man Hole	□ sc - Sewer Cleanout	Easement Line - - - - -	
Fence Line - - - - -	Boundary Line - - - - -	Bldg. Line - - - - -	Center Line - - - - -	Utility Line - - - - -		

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A DESIGNATED (100 YEAR FLOOD HAZARD AREA) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP PANEL NUMBER: 48139C0325 F, DATED: JUNE 3, 2013.

PROPERTY IS LOCATED IN ZONE: X

The plat shown hereon represents a true, correct and accurate representation of the results of a survey made on the ground by me or under my direction and supervision. The size, type and location of all visible and apparent buildings and improvements to the property found on the ground are shown hereon. The record distance to the nearest intersecting street or road is shown hereon. Except as shown hereon there were no visible and apparent encroachments or protrusions of improvements or physical evidence of easements found on the ground on the subject property. The subject property has physical access as shown hereon. This survey is subject to all easements and restrictions of record. This is a surface or above ground survey. No attempt to locate underground utilities or structures of any kind has been made. This certification is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. The surveyor grants a license to use this drawing exclusively for the original closing or loan transaction for which the survey was performed. Not published. All Rights Reserved. May not be copied, stored or redistributed without prior, written permission.

Scale 1" = 40'
Date February 9, 2022;
Rev. 3-9-22 (title added)
Job No. X47080
Drawn By NB

Shields and Lee Surveyors

1421 Ferndale Avenue
Dallas, Texas 75224
Phone (214) 942-8496
TBPLS Firm No. 10017000



Copyright © 2022 by W.R. Lee, All Rights Reserved.



W.R. Lee, R.P.L.S. 2038