

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

Date: 4/12/24

GF No. _____

Name of Affiant(s): Torey Johnson

Address of Affiant: 515 Woodbine Ave, Dallas, TX 75203

Description of Property: Cedar Cliff, Block 5/3871 Lot 25

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 February 1, 2024 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.

Torey Johnson
Torey Johnson

SWORN AND SUBSCRIBED this 12th day of April, 2024
Celia Arriaga
Notary Public

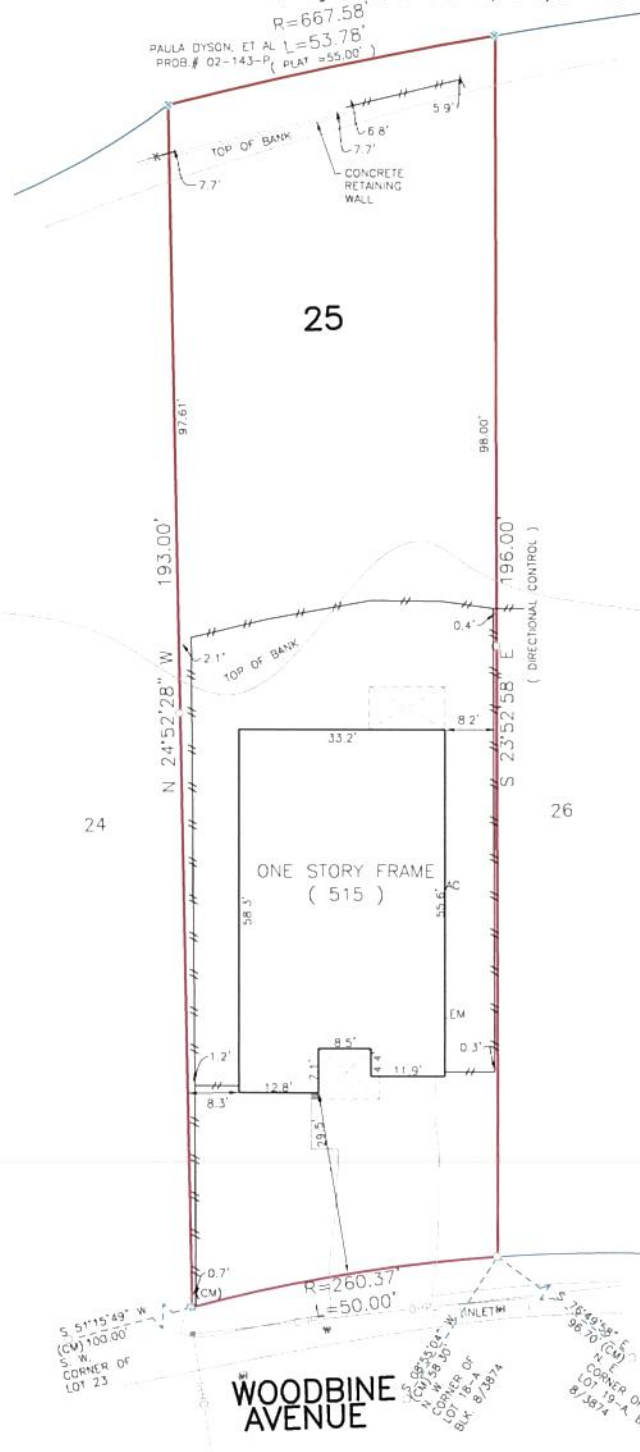


FINAL SURVEY



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 515 WOODBINE AVENUE in the City of DALLAS, Texas. Being Lot 25, in Block 5/3871, of CEDAR CLIFF, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2, Page 260, of the Map and/or Plat Records, Dallas County, Texas.



ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY KANE TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 20'
Date: 02/01/2024
G. F. No.: 20240101498W
Job no.: 202212320-02
Drawn by: JSR

LEGEND	
WOOD FENCE	--- ---
CHAIN LINK	--- ---
IRON FENCE	--- ---
WIRE FENCE	--- ---
MONUMENTS OF RECORD IDENTITY	○
1/2" IRON ROD FOUND	○
1/2" YELLOW-DIPPED IRON ROD SET	○
3/4" IRON ROD FOUND	○
FOUND 'X'	X
POINT FOR CORNER	•
C - CABLE	---
D - CLEAR OUT	---
G - GAS METER	⊕
H - FIRE HYDRANT	⊕
L - LIGHT POLE	⊕
M - MANHOLE	⊕
W - WIRE	---
E - ELEC. ENC.	---
P - POWER POLE	⊕
T - TELEPHONE	⊕
M - WATER METER	⊕
V - WATER VALVE	⊕

(UNLESS OTHERWISE NOTED)



KANETITLE, LLC



Signature of Barry S. Rhodes