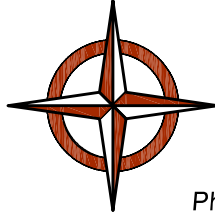


**PROPERTY DESCRIPTION**

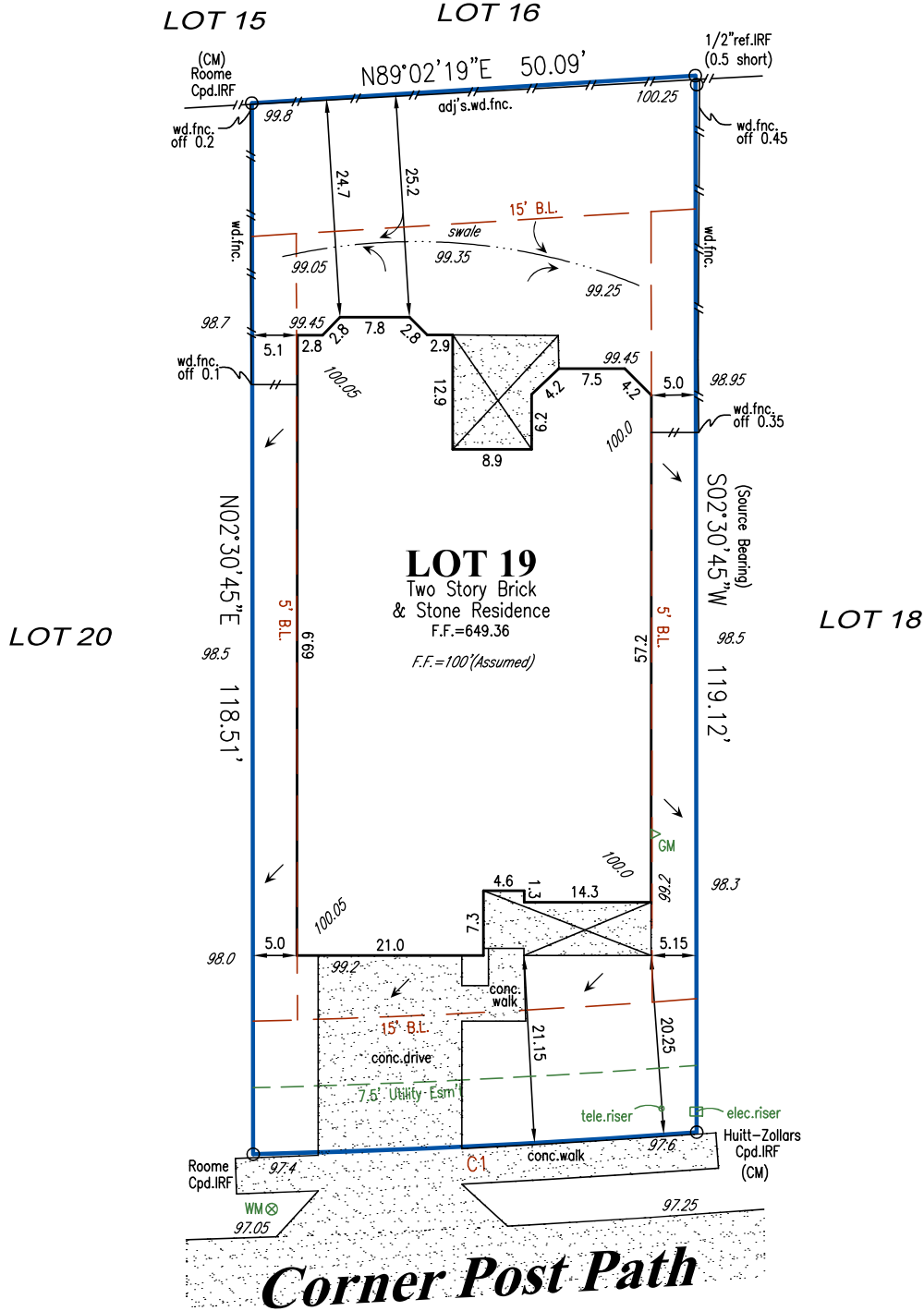
Address: 717 Corner Post Path, Lot 19, Block E, of Light Farms, The Eastland Neighborhood – Phase 1, an Addition to the Extra-Territorial Jurisdiction of Celina, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 2016, Page 874, of the Map Records of Collin County, Texas.



**Roome Land Surveying**

2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com / Firm No. 10013100

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	975.00'	50.06'	50.06'	S89°44'27"W	2°56'31"



IRF=Iron Rod Found | IRS=Iron Rod Set | Cpd.=Capped | OH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WM=Water Valve | WM=Water Meter | CM=Gas Meter | B.L.=Building Line | HH=Handhole | adj.s.=Adjoiner's | I.O.F.=Top of Form | Min.F.=Minimum Finished Floor | F.P.=Finished Pod | MH=Manhole

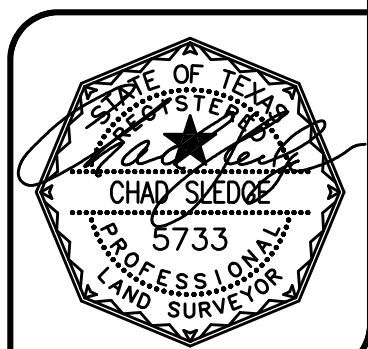
**LEGEND**

**NOTES:** (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0120J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Areas dated June 2, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

**CERTIFICATION**

On the basis of my knowledge, information & belief, I certify to **Fidelity National Title Insurance Company** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 5/14/2020      Revised: \_\_\_\_\_      Job No. LB163692  
Title commitment/Survey Request File No. 2020-74      dated: 4/28/2020



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

Date: 3/31/2021 GF No. \_\_\_\_\_

Name of Affiant(s): Jonna Qiu & Logan Baker

Address of Affiant: 717 Corner Post Path, Celina, TX 75009

Description of Property: Block E, Lot 19, Light Farms The Eastland Neighborhood Phase 1  
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 5/22/2020 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.

Logan Baker  
\_\_\_\_\_  
[Signature]

SWORN AND SUBSCRIBED this 31 day of March, 2021

Notary Public

(TXR-1907) 02-01-2010

Raymond Leon & Associates, LLC, 5827 Del Roy Dr Dallas TX 75230  
Ray Mach

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr, Cambridge, Ontario, Canada N1T 1J5 www.lwof.com

