

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

Date: March 16, 2024

GF No. \_\_\_\_\_

Name of Affiant(s): Bryan Kenney, Laura Kenney

Address of Affiant: 1612 Silvery Canoe Way, St Paul, TX 75098

Description of Property: Inspiration Phase 3B-1, Block EE, Lot 38  
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 11/28/2018 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.

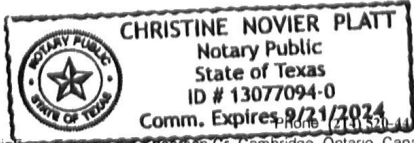
EXCEPT for the following (If None, Insert "None" Below): Non Permanent shed sitting on concrete blocks in backyard

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.

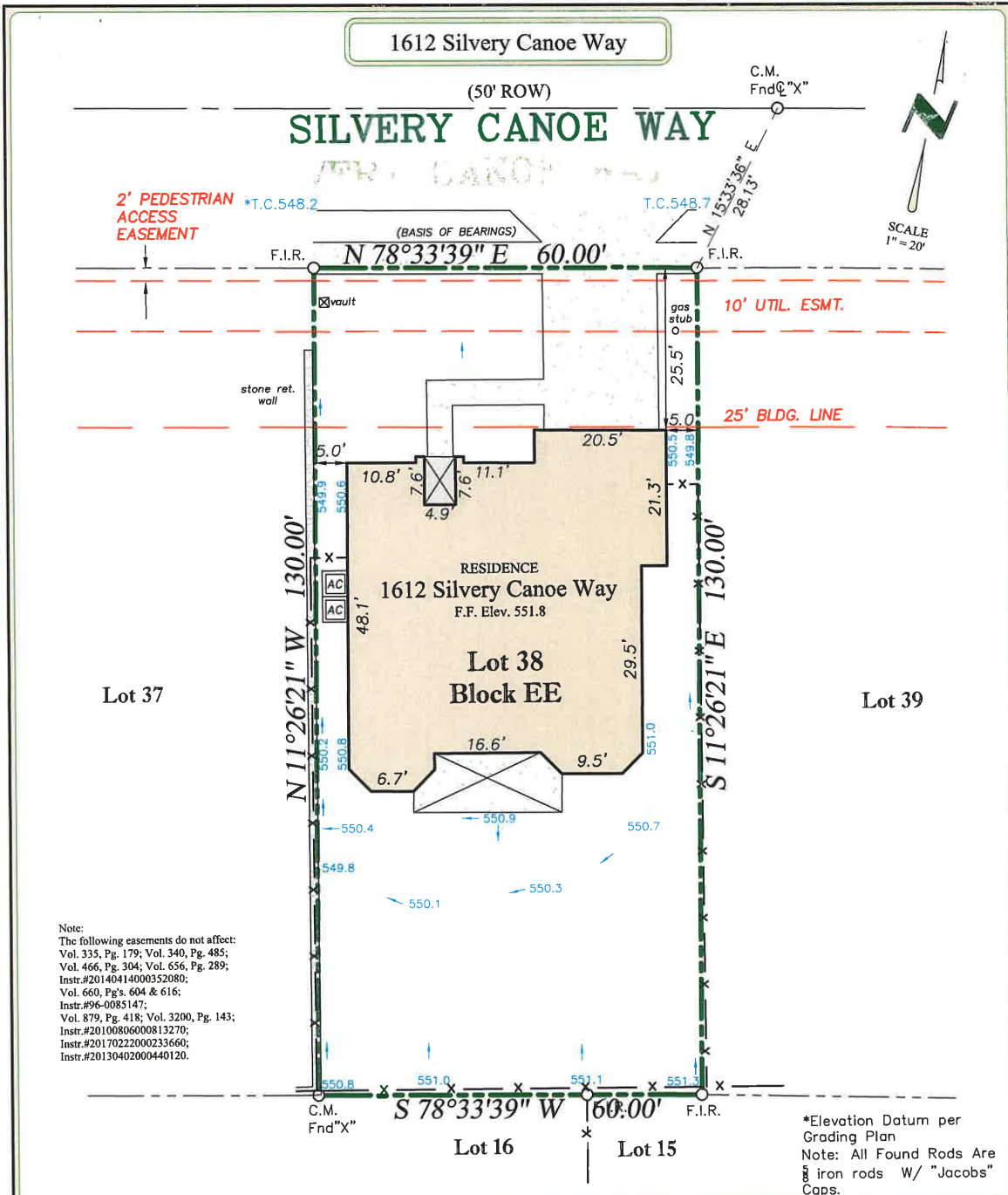
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]  
Laura Kenney

SWORN AND SUBSCRIBED this 16th day of March, 2024  
Christine Platt  
Notary Public



(TXR-1907) 02-01-2010



Note:  
 The following easements do not affect:  
 Vol. 335, Pg. 179; Vol. 340, Pg. 485;  
 Vol. 466, Pg. 304; Vol. 656, Pg. 289;  
 Instr.#20140414000352080;  
 Vol. 660, Pg's. 604 & 616;  
 Instr.#96-0085147;  
 Vol. 879, Pg. 418; Vol. 3200, Pg. 143;  
 Instr.#20100806000813270;  
 Instr.#2017022200233660;  
 Instr.#20130402000440120.

\*Elevation Datum per Grading Plan  
 Note: All Found Rods Are 1/2" iron rods w/ "Jacobs" Caps.

**PROPERTY DESCRIPTION:** Lot 38, Block EE, of INSPIRATION PHASE 3B-1, an addition to the County of Collin, Texas, according to Plat recorded in Volume 2017, Page 521, Plat Records, Collin County, Texas.

The undersigned have/has received and reviewed a copy of this survey.

X \_\_\_\_\_

X \_\_\_\_\_

Date: \_\_\_\_\_

Date:	11/05/2018
ASC No.	F-032218-502
P.C./ Tech	N.F./L.E.G.
Client	First Texas Homes
G.F. No.	1800460-MFTH

**LEGEND** - C.M.= Controlling Monument; F.I.R.= Found Iron Rod; F.I.P.= Found Iron Pipe; F.C.P.= Fence Corner Post. O.H.E.=Overhead Electric. S.I.R.= Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence/ ½ post) — O.H.U — (overhead power)

**FLOOD NOTE:** It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480130 0420 J, present Effective Date of map June 2, 2009, herein property situated within Zone "X" (Unshaded).

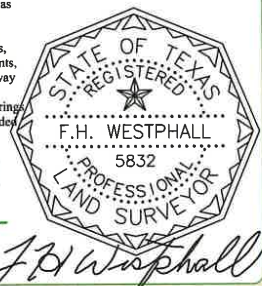
**SURVEYORS CERTIFICATION**  
 The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. Corners noted as set will be set at a later date. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.



**FIRST TEXAS HOMES**

1612 Silvery Canoe Way  
 Wylie, Texas

**ARTHUR LAND SURVEYING**  
 220 Elm St., # 200 - Lewisville, TX 75057  
 Ph. 972.221.9439 - TFRN# 10063800  
 arthursurveying.com Established 1986



*F.H. Westphall*

