

4144 Shady Bend Drive

(50' ROW)
SHADY BEND DRIVE

PROPERTY DESCRIPTION:
BEING LOT 28, IN BLOCK B/8388,
OF SECOND SECTION OF GLEN
COVE EAST, AN ADDITION TO
THE CITY OF DALLAS, DALLAS
COUNTY, TEXAS, ACCORDING
TO THE PLAT THEREOF
RECORDED IN VOLUME 68212,
PAGE 2049 OF THE MAP
RECORDS OF DALLAS COUNTY,
TEXAS.

Date:	05/22/2020
ASC No.	D2005.4430
PC/Tech	F.C. / C.M.
Client	Legacy Texas Title - DAL 5949
G.F. No.	201577PC

★ LEGACYTEXAS TITLE

5949 Sherry Lane Suite 100
Dallas, Texas 75225
Ph: 214.272.5400
Fax: 214.272.5401



Mailing Address:
4144 Shady Bend Drive
Dallas, Texas 75244

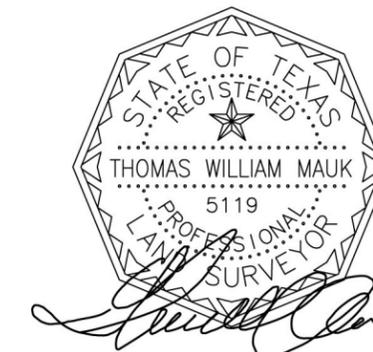
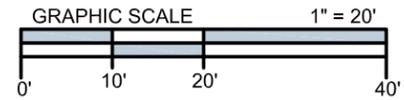
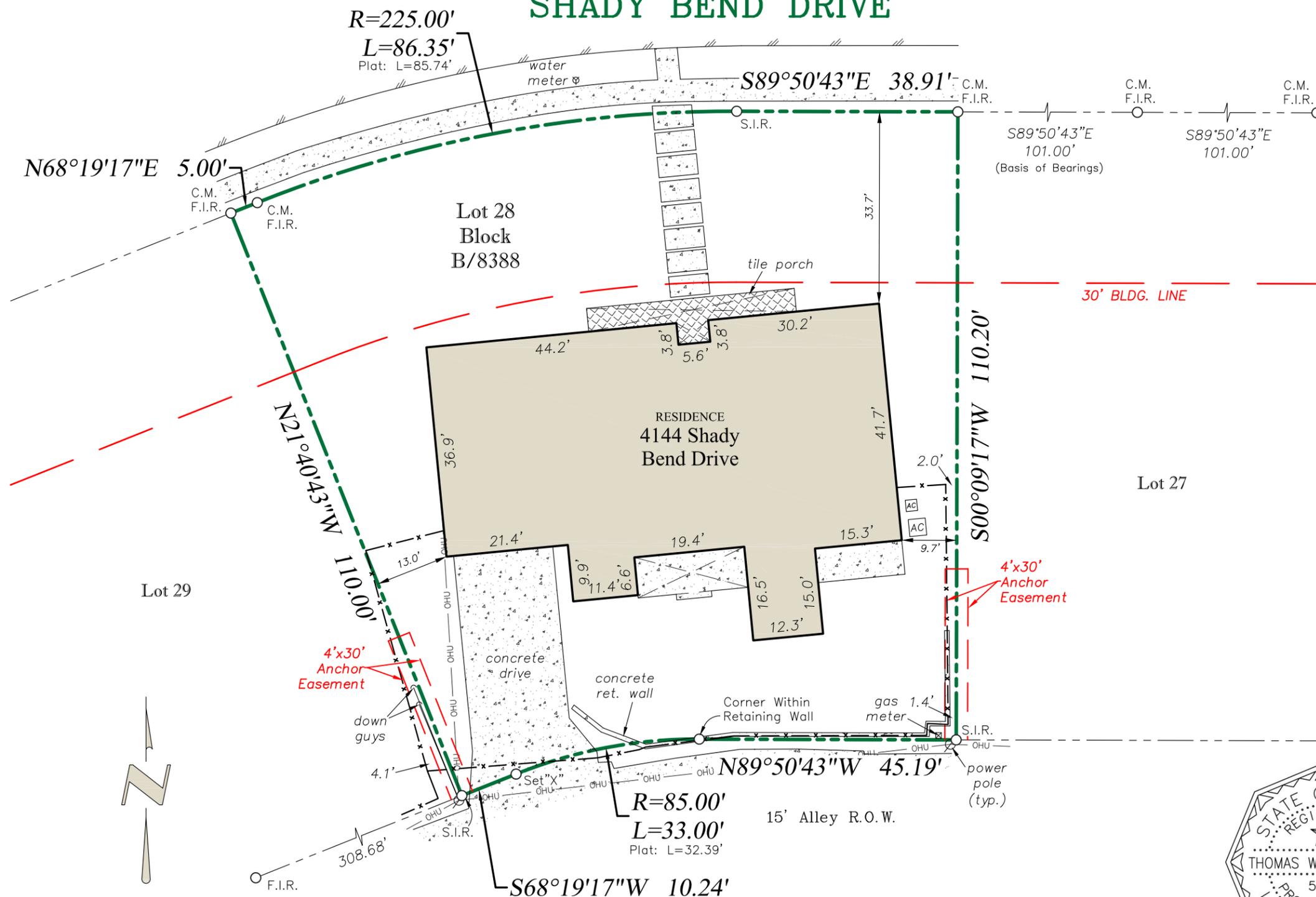
LEGEND - C.M.= Controlling Monument; F.I.R.= Found Iron Rod; F.I.P.= Found Iron Pipe; F.C.P.= Fence Corner Post; OHU=Overhead Utility; S.I.R.= Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence / C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

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. 480171 0190 K, present Effective Date of map July 07, 2014, 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. The bearings shown hereon are based on the above referenced record map or plat unless otherwise noted.

ARTHUR
LAND SURVEYING

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



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

Date: 5-6-24

GF No. _____

Name of Affiant(s): Heather Cole

Address of Affiant: 4144 Shady Bend Dr, Dallas, TX 75244

Description of Property: Glen Cove East 2nd Sec, Block B/8388, Lot 28

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 May 20, 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.

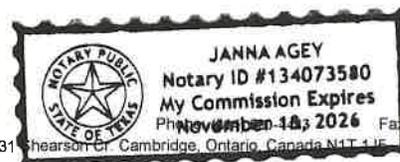
EXCEPT for the following (If None, Insert "None" Below:) None

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.

Heather A. Cole
Heather Cole

SWORN AND SUBSCRIBED this 6 day of May, 2024
Janna Agey
Notary Public



(TXR-1907) 02-01-2010