

NOTES:
 BEARINGS ARE BASED ON PLAT.
 CM = CONTROLLING MONUMENT.
 THIS SURVEY IS AFFECTED BY THE FOLLOWING:
 (10h)-AGREEMENT, VOL. 79164, PG. 3154, O.R.D.C.T.
 THIS SURVEY IS NOT AFFECTED BY THE FOLLOWING:
 (10f)-EASEMENT, VOL. 77250, PG. 1028, D.R.D.C.T.
 THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 10203 SHADOW WAY, and Being Lot 20, Block 4/8442, WOODBRIDGE ADDITION NO. 3, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 79026, Page 1496, Map Records, Dallas County, Texas; Together with Certificate of Correction of Error filed May 3, 1979, recorded in Volume 79088, Page 2811, Official Records, Dallas County, Texas.

There are no visible conflicts or protrusions, except as shown.
 The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48113C0215 J, dated AUGUST 23, 2001. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

ACCEPTED BY: _____ DATE: _____

DATE: 06/16/06
 FIELD DATE: 08/16/06
 REVISED:
 JOB NO: 106-6344 TECH: JGB ALLEGIANCE TITLE COMPANY
 MAPSCO NO: 17-V FIELD: VA GF NO. 875959-AL15



DALLAS: PHONE 972-681-7072 FAX 972-279-1508 FORT WORTH: PHONE 817-451-0522 FAX 817-496-3418
 4625 EASTOVER DRIVE, MESQUITE, TEXAS 75149 6465 EAST ROSEDALE, SUITE 3A5, FORT WORTH, TEXAS 76112

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

Date: May 16, 2024 GF No. _____

Name of Affiant(s): Kevin Duane, Shelli Duane

Address of Affiant: 10203 Shadow Way, Dallas, TX 75243

Description of Property: _____
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 07-05-2019 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, replatings, 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): Metal Fence

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.

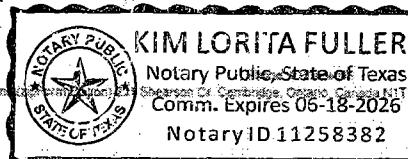
Kevin Duane
Kevin Duane
Shelli Duane
Shelli Duane

SWORN AND SUBSCRIBED this 16 day of May, 2024
Notary Public

(TXR-1907) 02-01-2010

United Real Estate, 5420 E. Irvanway Ste 280 Dallas, TX 75249
Shondie Thomas

Produced with Live-Wire Transactions



Fax: _____
www.kimff.com

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10203 Shadow Way