

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

Date: 05/23/2024 GF No. _____

Name of Affiant(s): Ronald E Tobkin Patricia S Tobkin

Address of Affiant: 1398 Park St, Azle, TX 76020

Description of Property: DEER TRAIL ADDITION BLOCK 1 LOT 4 4.23 AC

County Tarrant, 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 TX, 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 July 10, 2003 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): _____

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.

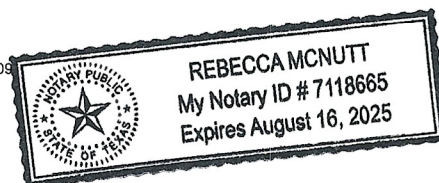
Ronald E Tobkin

Patricia S. Tobkin

SWORN AND SUBSCRIBED this 24 day of May, 2024
Rebecca McNutt
Notary Public

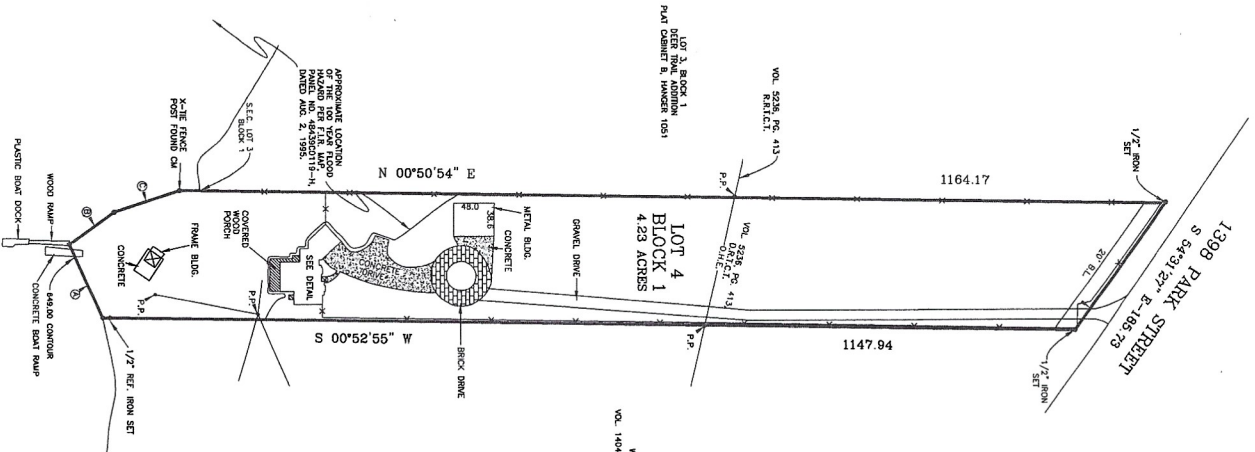
Courtney Carlson, The Ashton Agency, 105 Nursery Ln, Ste. 120, Fort Worth, TX 76114. 2661008
Produced with Brokermint, Brokermint LLC, 2157 Salk Ave, Suite 185, Carlsbad, CA 92009

(TXR-1907) 02-01-2010



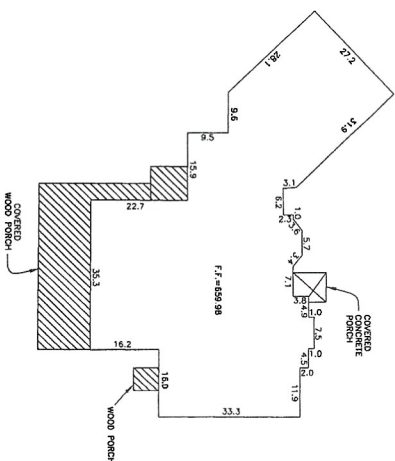
A.	S 65°51'54" W	96.57
B.	N 35°01'17" W	65.25
C.	N 18°01'02" W	81.60

LOT 4, BLOCK 1, DEER TRAIL ADDITION, AN ADDITION TO THE CITY OF AZLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN CABINET B, SLIDE 2337, PLAT RECORDS OF TARRANT COUNTY, TEXAS.



NOTE: THE EASEMENTS RECORDED IN VOL. 1326, PG. 375, VOL. 4899, PG. 267, AND VOL. 5017, PG. 89, D.E.I.C.I., DO AFFECT SUBJECT PROPERTY.

NOTE: FENCE LINES VARY.



HOUSE DETAIL
TWO-STORY BRICK RESIDENCE

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY LANDRY AUSTIN TITLE CO. OF NO. 28032424771-1. THIS SURVEY BEING PROVIDED SOLELY FOR THIS TRANSACTION FOR PLOD 1. HANDED FROM THE ORIGINAL F. HANDBOOK AND THAT NO LICENSE HAS BEEN CREATED. EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION. THESE SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY IS PROVIDED.

EAGLE MOUNTAIN LAKE
(NORMAL POOL ELEVATION 649.00)

DKB &

03588 ASB



10/JULY/2003