

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

Date: _____

GF No. _____

Name of Affiant(s): Verlin C Merkel II

Address of Affiant: Karen A Merkel

Description of Property: Lot 13 Blk 1 Coles Crossing Sec 16, 15238 Ledgewood Park Drive, Cypress, Tx 77429

County Harris, 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."): N/A

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 11/6/96 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):

Concrete pad on back of house

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.

Verlin C Merkel II
Verlin C Merkel II

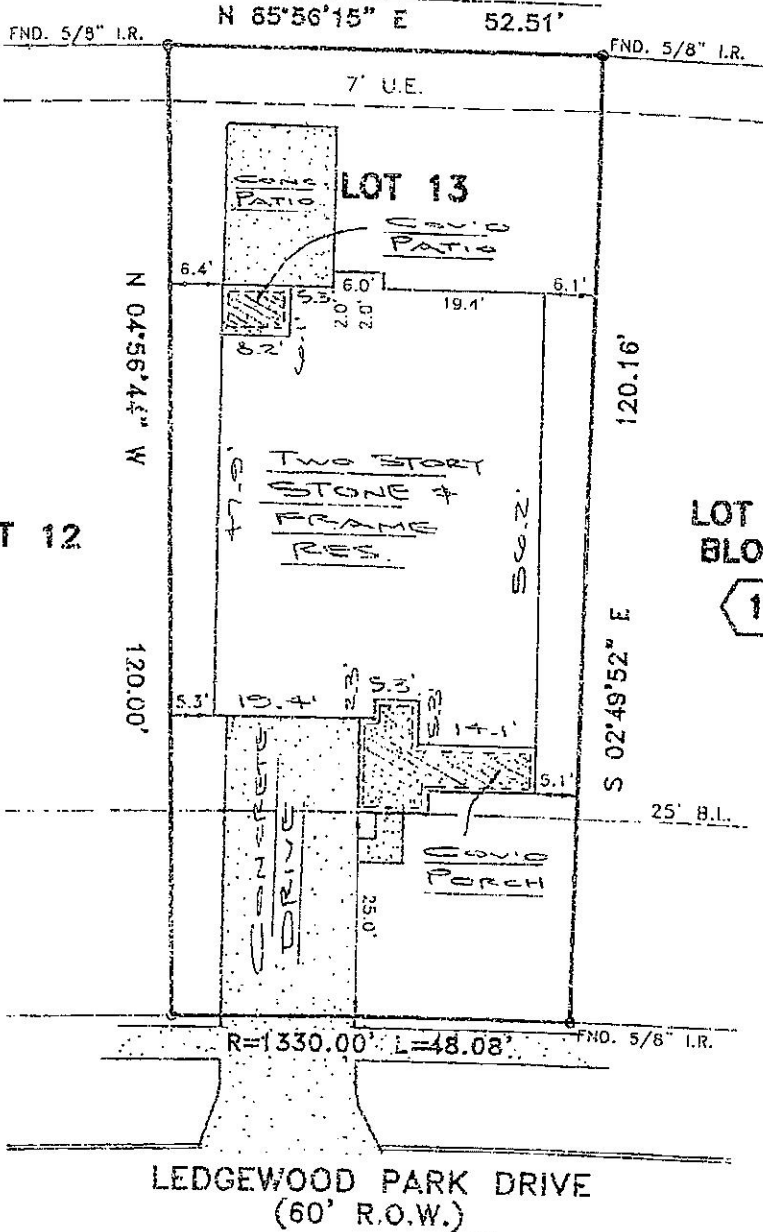
Karen A Merkel
Karen A Merkel

SWORN AND SUBSCRIBED this _____ day of _____,

Notary Public

ACKED TO JEFFERSON REALTY CO.
 BY SPECIAL WARRANTY DEED H.C.C.F.
 NO. P08311 H.C.O.P.R.R.F.

SCALE 1" = 20'



NOTE:
 1. BEARINGS AND STREET PER
 RECORDED PLAT
 2. HL&P AGREEMENT PER
 NO. S-615502

LOT 12

LOT 14
 BLOCK 1



LEDGEWOOD PARK DRIVE
 (60' R.O.W.)

PLAT OF LOT 13 BLOCK 1 OF COLES CROSSING, SEC. 16
 ACCORDING TO THE PLAT RECORDED IN FILM CODE NO. 499134 OF
 THE MAP RECORDS OF HARRIS COUNTY, TEXAS

This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE X
 ACCORDING TO F.I.R.M. MAP NO. 480287 0410J. DATE 11-06-96
 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not obstruct property. Easements, building lines, etc. shown are as identified by:

GF 01104388 of PACIFIC TITLE

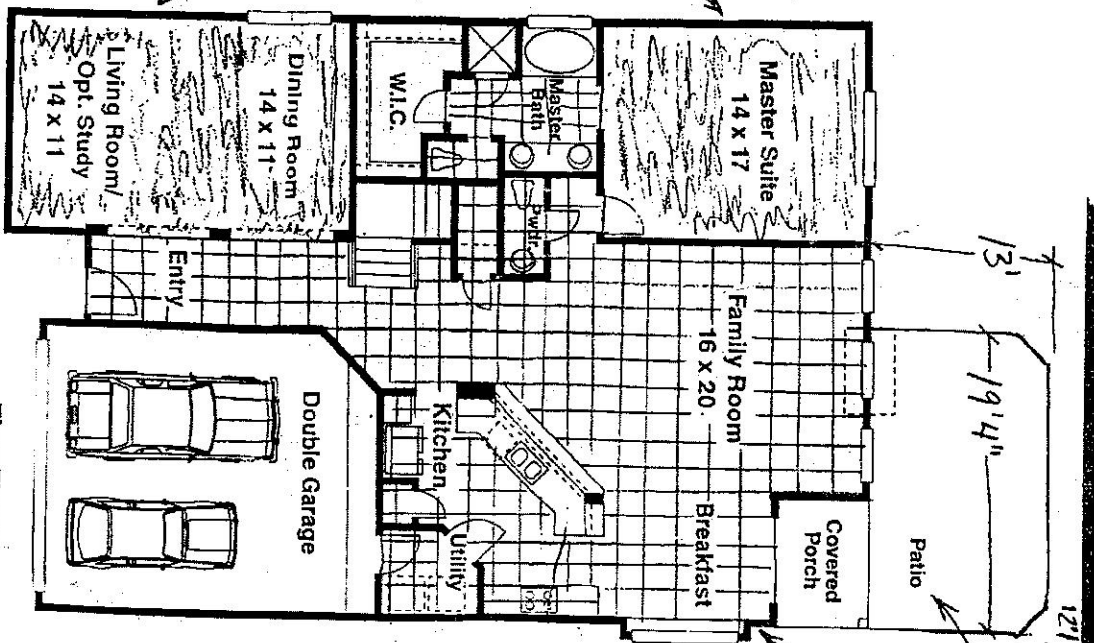
John Bernard, Registered Professional Land Surveyor No. 4663

ADDRESS: 15238 LEDGEWOOD PARK DRIVE LENDER:
 CITY: CYPRESS, TEXAS ZIP: 77429
 PURCHASER: MARK AND BARBARA KNOTT

JOB NO: NM0559 DATE: 4-12-97 SCALE: 1"=20'-00" REVISION:

Key Map 4802

BEAUMONT PLANK (CARAMEL)



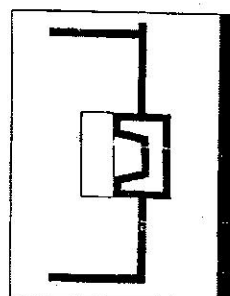
- \$2,200 for Sweeney Williams
- \$1,800 for Pittsburg
- Wonderfully open and spacious design
- Oversized family room
- Living room and dining room off foyer
- Spacious game room has option to become 4th bedroom with a loft
- Covered porch is perfect for family gatherings

ENLARGED PATIO

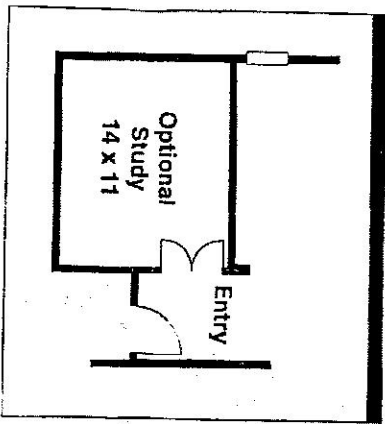
FLOOR TILE

(DELAND PARK SAND) HAYSTACK GROUT

Optional Fireplace

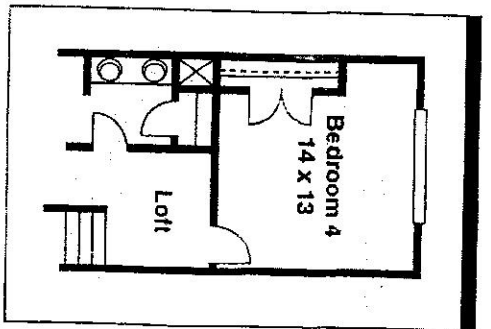


NO NICHE IN COLUMN IN KITCHEN



Optional Study

Optional Bedroom 4

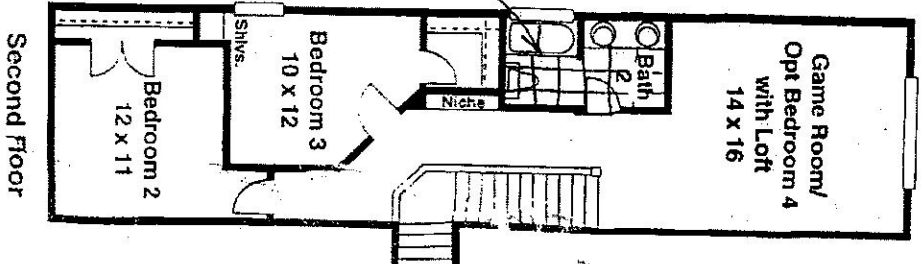


FLOOR TILE

8 1/2" x 8" White Bone #382 - Stout

3 bedroom / 2 1/2 bath / living room / dining room / family room / game room

Hallway Niche 2' wide



Second Floor

15238 Ledgerwood Park

NEWARK

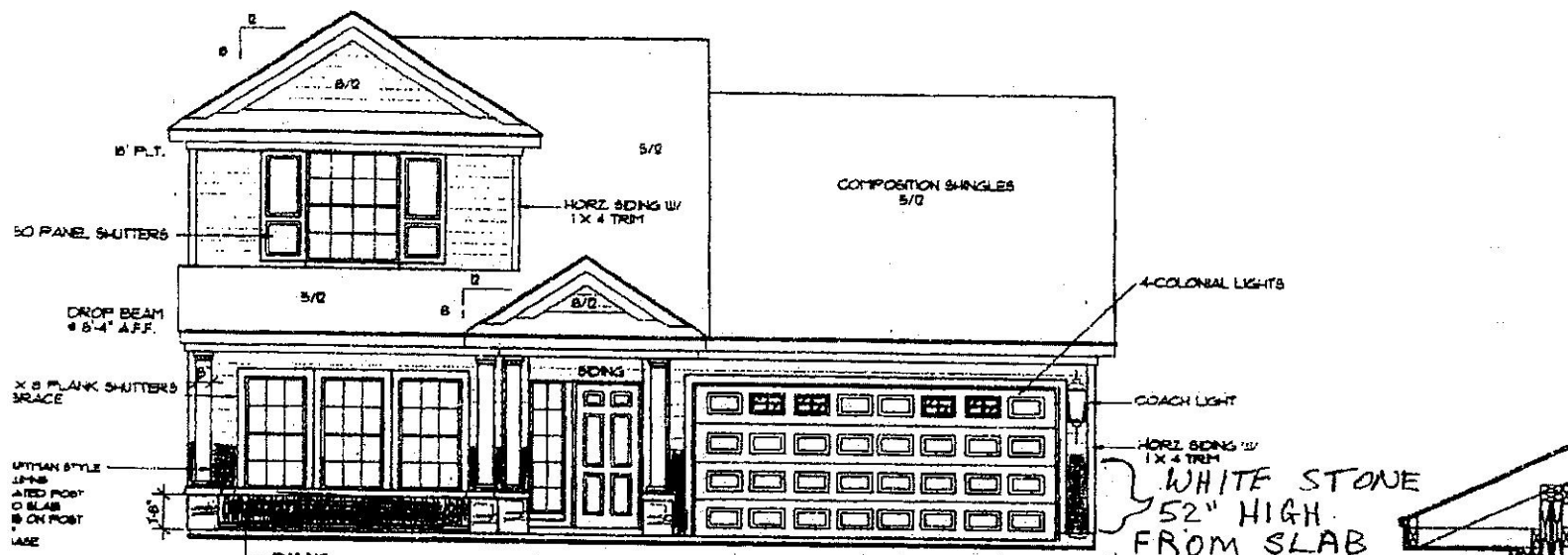


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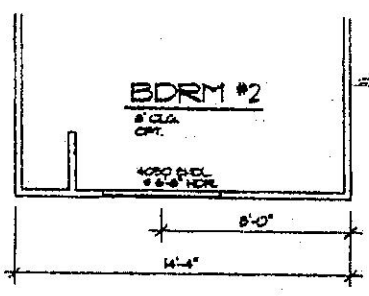
Front Porch 3' x 7 1/2'

Floor plan shown is artist rendering. Construction is subject to change without notice. All dimensions are approximate and subject to change.

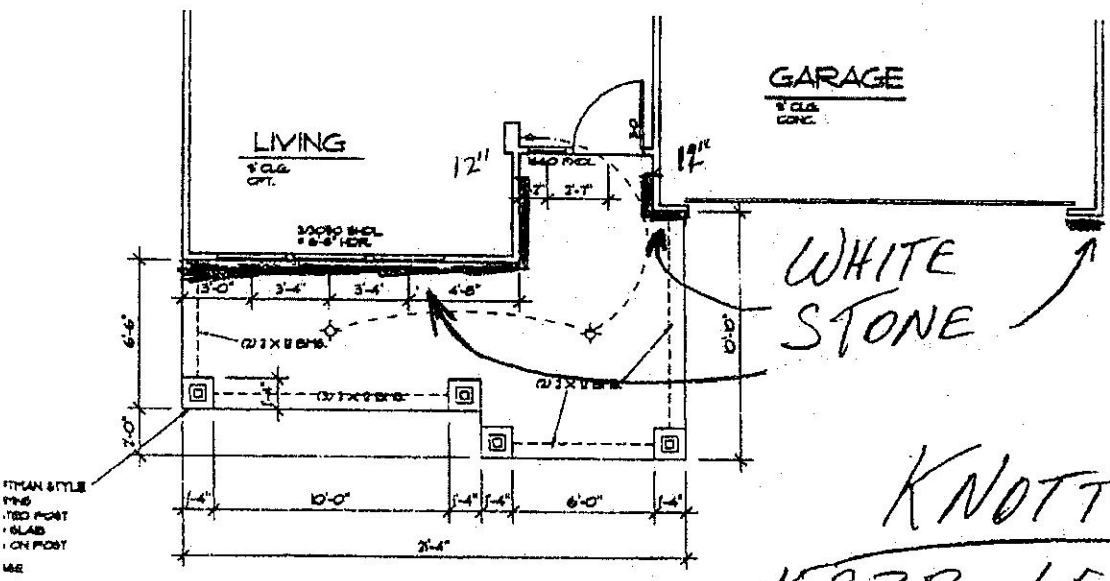


FRONT ELEVATION "4"

SCALE: 1/8" = 1'-0"

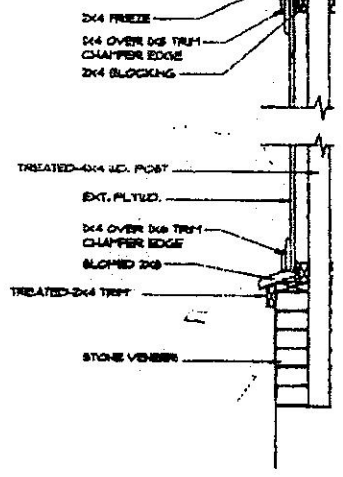


PARTIAL 2 ND. FLR.



PARTIAL 1 ST. FLR.

WHITE STONE
52" HIGH
FROM SLAB



PORCH COL

WHITE STONE

KNOTT

15238 LEDGEWOOD PARK