

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_  
 Name of Affiant(s): Mark Sabol Misty Sabol  
 Address of Affiant: 20215 Mariposa Blue Ln, Cypress, TX 77433  
 Description of Property: Hidden Cove #1 Block 3 Lot 48  
 County San Jacinto, 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 3/22/2019 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, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

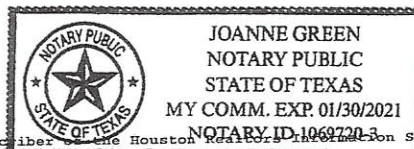
EXCEPT for the following (If None, Insert "None" Below): none

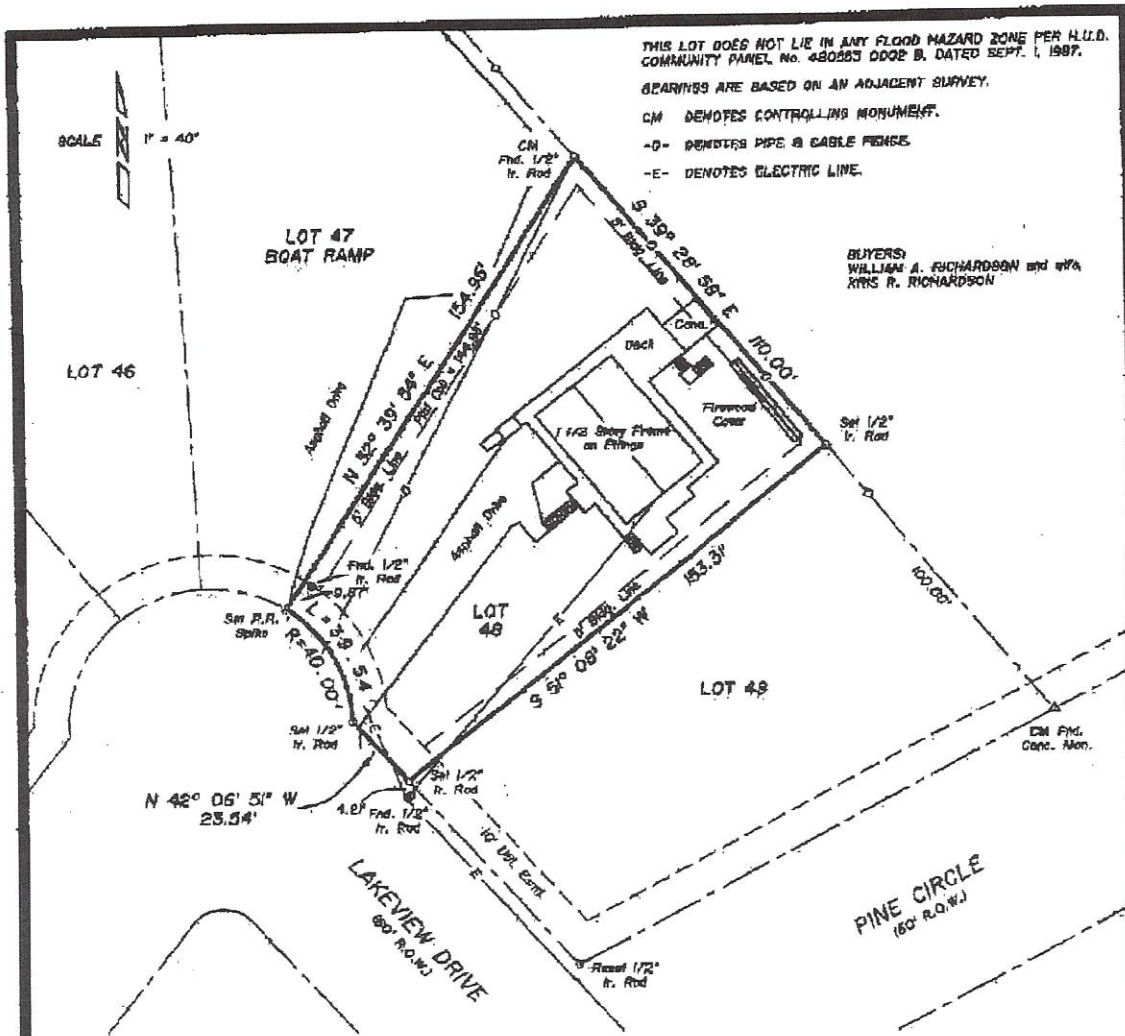
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Mark Sabol  
Misty Sabol

SWORN AND SUBSCRIBED this 17<sup>th</sup> day of June, 2019.

Notary Public  
 (TXR 1907) 02-01-2010





THIS LOT DOES NOT LIE IN ANY FLOOD HAZARD ZONE PER H.U.D. COMMUNITY PANEL No. 480283 DDQ2 B, DATED SEPT. 1, 1987.

BEARINGS ARE BASED ON AN ADJACENT SURVEY.

CM DENOTES CONTROLLING MONUMENT.

-D- DENOTES PIPE & CABLE FENCE.

-E- DENOTES ELECTRIC LINE.

BUYERS:  
WILLIAM A. RICHARDSON and wife  
KRIS R. RICHARDSON

◦ SURVEY PLAT SHOWING ◦

LOT FORTY EIGHT (48), BLOCK THREE (3) OF HIDDEN COVES SUBDIVISION SECTION ONE (1), A SUBDIVISION IN THE JOHN FOSTER SURVEY, A-120, SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 130, PAGE 624, OF THE DEED RECORDS OF SAID SAN JACINTO COUNTY, TEXAS.

TO THE LIENHOLDER AND/OR THE OWNER OF THE PREMISES SHOWN, AND TO ANY TITLE GUARANTY COMPANY:

I, JAMES K. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 1962, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT OF WAYS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED: JUNE 28, 1999

BY: *James K. Johnson*  
JAMES K. JOHNSON, P.F.L.S., No. 1962, TEXAS

