

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

Date: _____

GF No. _____

Name of Affiant(s): Eric Lyon

Address of Affiant: 4810 Gypsy Forest Dr, Humble, TX 77346-2463, Harris County

Description of Property: LT 21 BLK 6 TIMBER FOREST SEC 4
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."):

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 December 29, 2014 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.

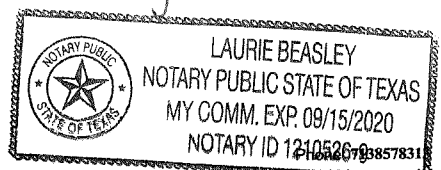
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

Notary Public

SWORN AND SUBSCRIBED this 29th day of July, 2020

Notary Public



(TXR-1907) 02-01-2010



TRI-TECH SURVEYING CO, INC.

10101 FONDREN RD., SUITE 500 HOUSTON, TEXAS 77096
PHONE: (713) 774-1023

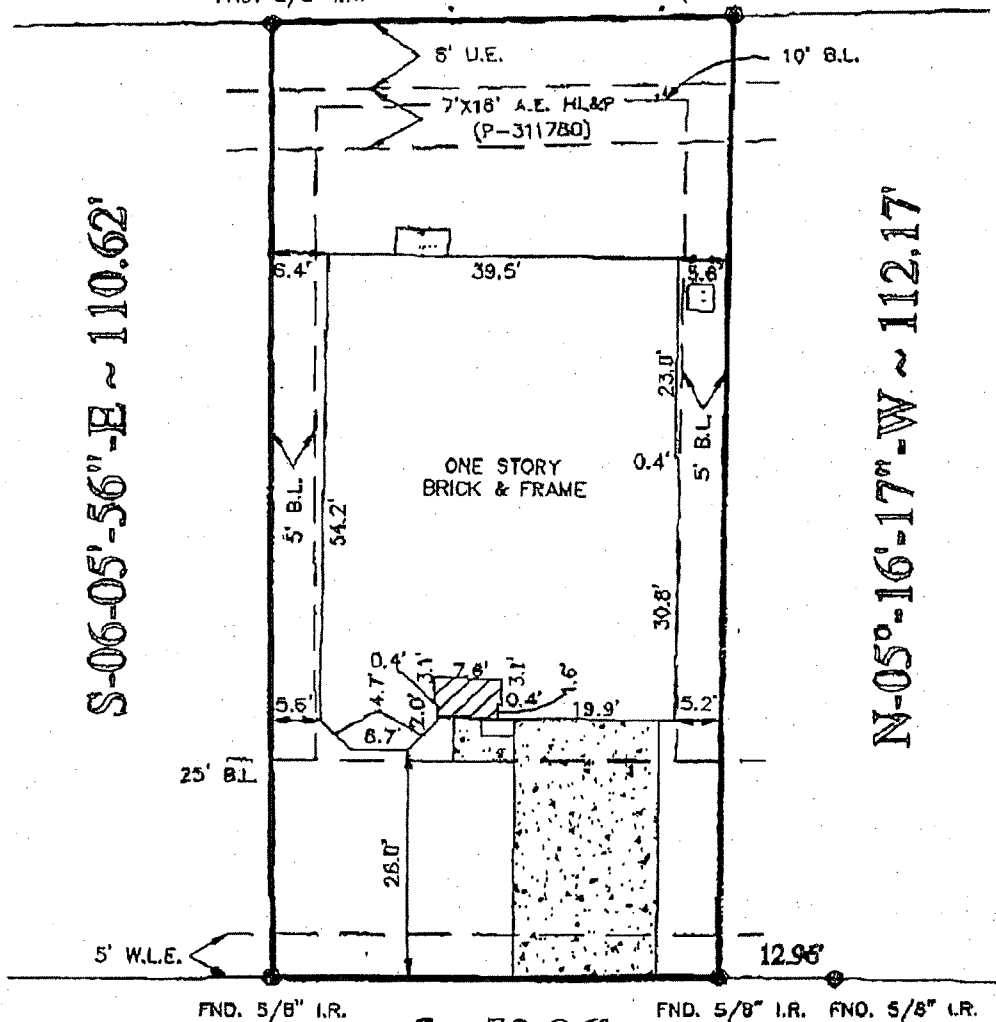


TIMBER FOREST SECTION ONE
RESERVE "W" BLOCK 6

S-82°-36'-42"-W ~ 51.89'

FND. 5/8" I.R.

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LOT 20

LOT 22

L=50.26'
R=3480.00'

4810 GYPSY FOREST DRIVE
(60.00' R.O.W.)

Ryan E. Smith
Pouri Smith

B.L. FOR GARAGES & PERMITTED ACCESS. BLDGS.
LOCATED 75' FROM FRONT & 5' FROM SIDE LOT LINE
5' B.L. ALONG INTERIOR LOT LINES OR 10' ALONG REAR
PER CLERK'S FILE P-152408, ANNEXED UNDER R-332610.
R.P.R.H.C.TX.

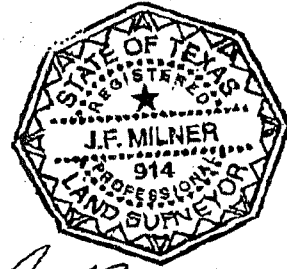
HL&P AGREEMENT PER CLERK'S FILE R-231690. R.P.R.H.C.TX.

I, the undersigned professional land surveyor, do hereby certify that the plot shown hereon represents a survey made on the ground under my direction and supervision on the tract or parcel of land indicated below, according to the map or plat thereof, indicated below. There are no apparent encroachments unless shown, and all improvements are shown hereon the date of this survey.

drawn by JP.

SURVEY PLAT SHOWING

LOT 21 BLOCK 6 OF TIMBER FOREST SECTION 4
RECORDED IN VOLUME F.C. PAGE 362020 MAP RECORDS HARRIS
COUNTY, TEXAS.
BORROWER: KEITH WILLIAMSON
TITLE COMPANY: STEWART TITLE CO. G.F.# 95113225
SURVEYED FOR: ROYCE HOMES INC.



100 YEAR FLOOD INFORMATION F.I.R.M.# 482D1C PANEL# 0105G ZONE "C" REVISED 9-28-90
DATE: 9-19-95 SCALE: 1"=20' JOB NO. R1717-95

J.F. Milner
SURVEYOR REGISTRATION