

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

Date: July 13, 2020 GF No. _____
Name of Affiant(s): Adam Marcos Perez Hatley, Mario Agustín Sapon, Victoria Celestina Sapon
Address of Affiant: 318 South Brownell St. La Porte 77571
Description of Property: 318 South Brownell Street, La Porte, TX 77571
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 _____ 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.

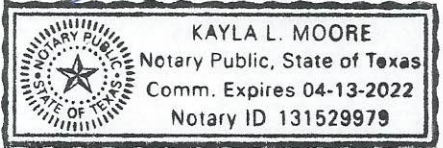
Victoria Celestina Sapon
Adam Marcos Perez Hatley

Mario Agustine Sapon

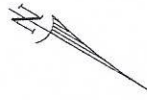
SWORN AND SUBSCRIBED this 13th day of July, 2020.

Kayla Moore

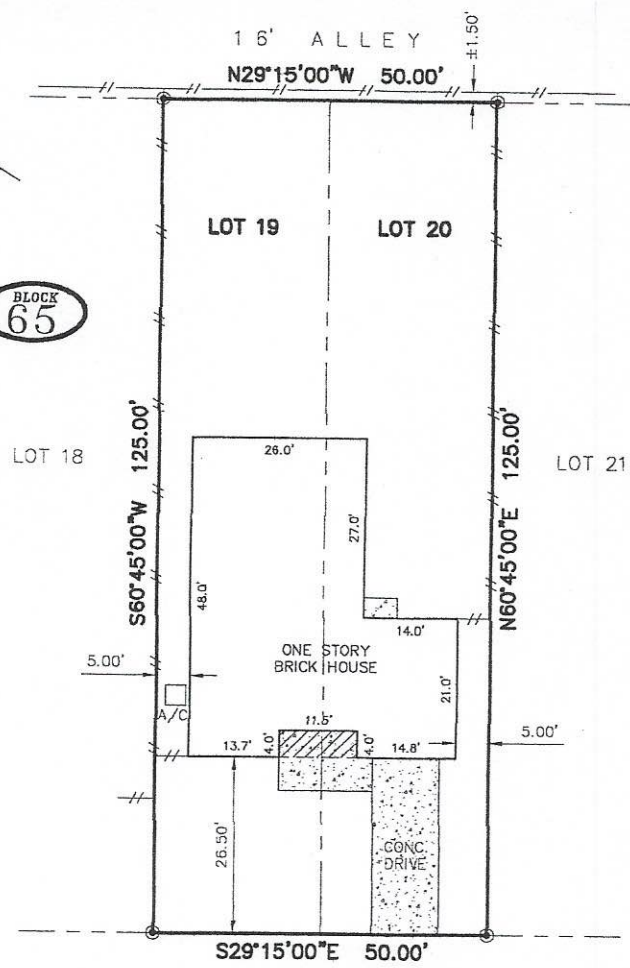
Notary Public
(TXR 1907) 02-01-2010



SCALE: 1"=20'



BLOCK
65



318 SOUTH BROWNELL ST.

(60' R.O.W.)

NOTES:

1. SURVEY BASED ON THE BEST OF EVIDENCE FOUND
2. DISTANCES SHOWN ARE GROUND DISTANCES
3. ANY AND ALL EASEMENTS, BUILDING LINES, AND CONDITIONS, COVENANTS, AND RESTRICTIONS PER VOL. 1, PG. 53 OF H.C.M.R.

LEGEND:

R.O.W.=RIGHT-OF-WAY

// FENCE

— PROPERTY LINE

CONCRETE PAVEMENT

COVERED AREA

BOUNDARY SURVEY

OF LOT 19 & 20, BLOCK 65, BAYFRONT ADDITION TO THE TOWN OF LA PORTE
318 SOUTH BROWNELL STREET, LA PORTE, HARRIS COUNTY, TX 77571
MAP OR PLAT RECORDED IN VOL. 1, PG. 53 OF HARRIS COUNTY MAP RECORDS

JOB NO.: 2984
DATE: 1/02/17
REVISED:
SURVEYED BY: B.L.S.
DRAWN BY: D.V.
FOR: HONELAND TITLE CO.
GF#: 07-163438SP
PURCHASER: VICTORIA C SPOON

FLOODPLAIN INFO:

FIRM NO. 4820100845
DATE 8-18-07
ZONE "X" (SHADED)

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENT OR CONFLICTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY. EXCEPT AS SHOWN HEREON.

Billy L. Shanks
BILLY L. SHANKS
REGISTRATION NO. 1821



BILLY L. SHANKS

1414 WAVECREST LN. HOUSTON, TX 77062
PH: 281.808.4789 FAX: 281.488.5526