

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

Date: July 7, 2021

GF No. _____

Name of Affiant(s): George C Caperton, Jr, Rena Caperton

Address of Affiant: 6000 SW CR 1120, Corsicana, TX 75110

Description of Property: 16215 Hickory Knoll Drive, Houston, TX 77059 Lot 35 Block 54
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 26, 2013 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.

George C Caperton Jr
George C Caperton, Jr

Rena Caperton
Rena Caperton

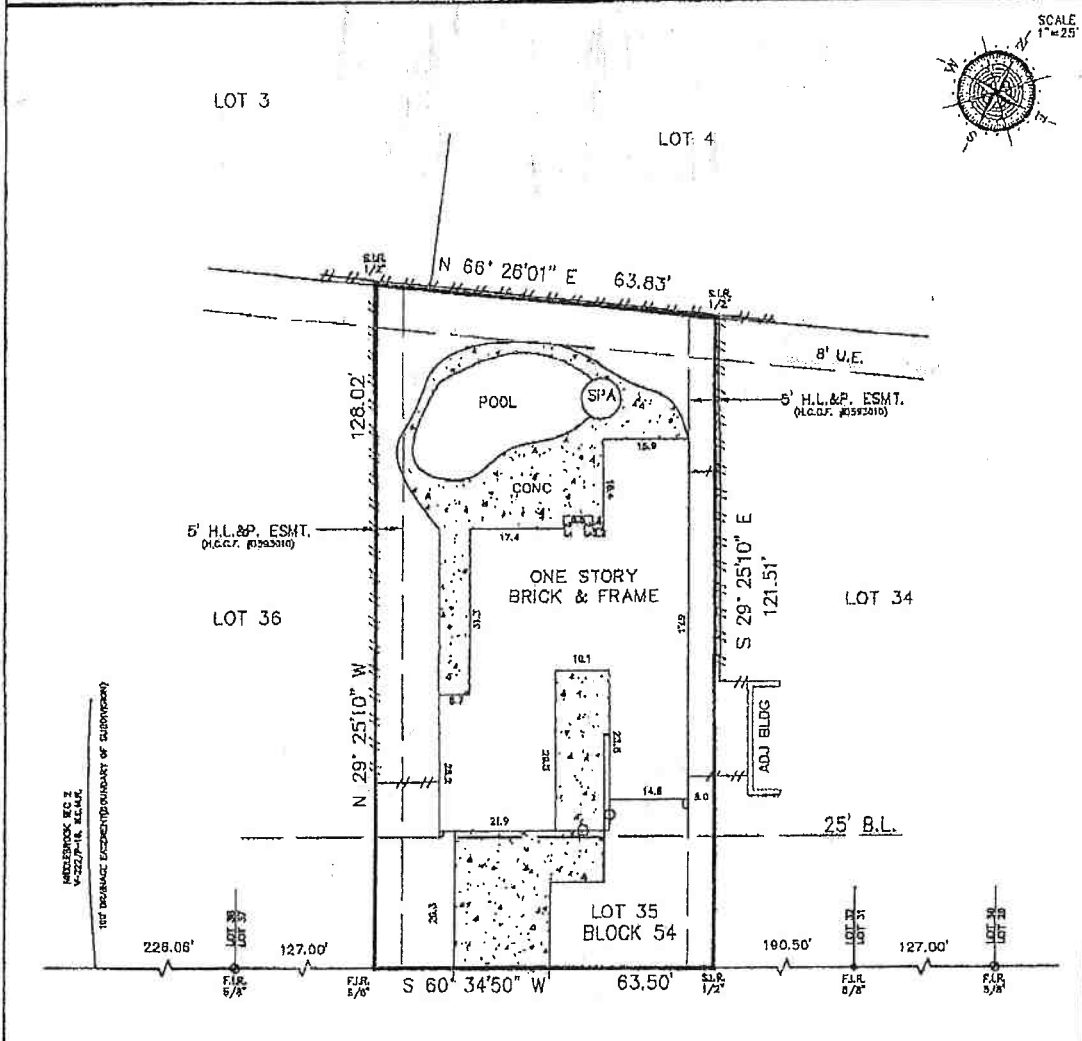
SWORN AND SUBSCRIBED this 7th day of July, 2021

Deanna K Kirk
Notary Public

(TXR-1907) 02-01-2010



LEGEND * ITEMS THAT MAY APPEAR IN * DWARFING BELLS M.U.C. = MUNICIPAL UTILITY EASEMENT U.E. = UTILITY EASEMENT H.E. = HOODING EASEMENT M.E. = MENTAL EASEMENT S.L.E. = STORM SEWER EASEMENT W.L.E. = WATER LINE EASEMENT	F.I.R. = FOUND IRON ROD F.L.P. = FOUND LEAD PIPE S.I.R. = SET IRON ROD M.P. = MASON POST M.P. = METAL POST C.O.P. = CONCRETE PIPE P.O.P. = POINT OF BEGINNING P.L.D. = POINT OF BEGINNING S.L. = BUILDING LINE F.O. = FOUND	P.A.E. = PERMANENT ACCESS EASEMENT P.U.E. = PUBLIC UTILITY EASEMENT R.E. = RAILER & RIVER EASEMENT E.E. = ELEVATION EASEMENT P.C. = POINT OF CURVATURE P.T. = POINT OF TANGENCY P.R.O. = POINT OF REVERSE CURVATURE P.O.C. = POINT OF CONTINGENT CURVATURE P.P. = POWER POLE S.P. = SIGN	CONTROL MARK/NOTIT PROPERTY LINE EASEMENT LINE BUILDING SETBACK LINE BUILDING WALL	WOODEN FENCE CHAIN LINK FENCE METAL FENCE WIRE FENCE VINYL FENCE
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DocuSigned by: *George C. Caperton* 16/2018 Date: 8/16/2018
 DocuSigned by: *Rena M. Caperton* Date: 8/16/2018

<p>NOTES:</p> <ul style="list-style-type: none"> - BEARING BASIS PLAT - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES - AGREEMENT WITH H.L.A.P. FOR UNDERGROUND ELECTRIC SERVICE, H.C.C.F. #07001127 	<p>LEGAL DESCRIPTION</p> <p>LOT 35, IN BLOCK 54, OF MIDDLEBROOK, SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 191, PAGE 36, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.</p>	
	<p>CLIENT</p> <p>BARRY D. LYONS SUSAN L. LYONS</p>	<p>ADDRESS</p> <p>16215 HICKORY KNOLL DRIVE</p>
	<p>JOB #</p> <p>1312250</p>	<p>DATE</p> <p>12-26-13</p>
	<p>GF#</p> <p>1513737633</p>	<p>PRO-SURV</p> <p>P.O. BOX 1368, FRIENDSWOOD, TX 77548 PHONE: 281-996-1113 FAX: 281-996-0112 EMAIL: orders@prosurv.net</p> <p>ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE BEHIND TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OFFICE.</p> <p>©2013 PRO-SURV - ALL RIGHTS RESERVED</p>