

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

Date: May 15, 2023 GF No. \_\_\_\_\_  
Name of Affiant(s): Donald + Brandy LYONS  
Address of Affiant: 2 Glowing Star Place, Spring, TX, 77382  
Description of Property: 2 Glowing Star Place, Spring, TX 77382  
County Montgomery County, 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 TX, 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 July 12, 2010 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

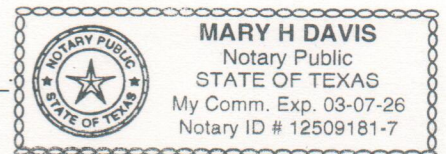
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Donald Lyons  
Brandy Lyons

SWORN AND SUBSCRIBED this 15 day of May, 2023

Mary H Davis  
Notary Public

(TXR 1907) 02-01-2010

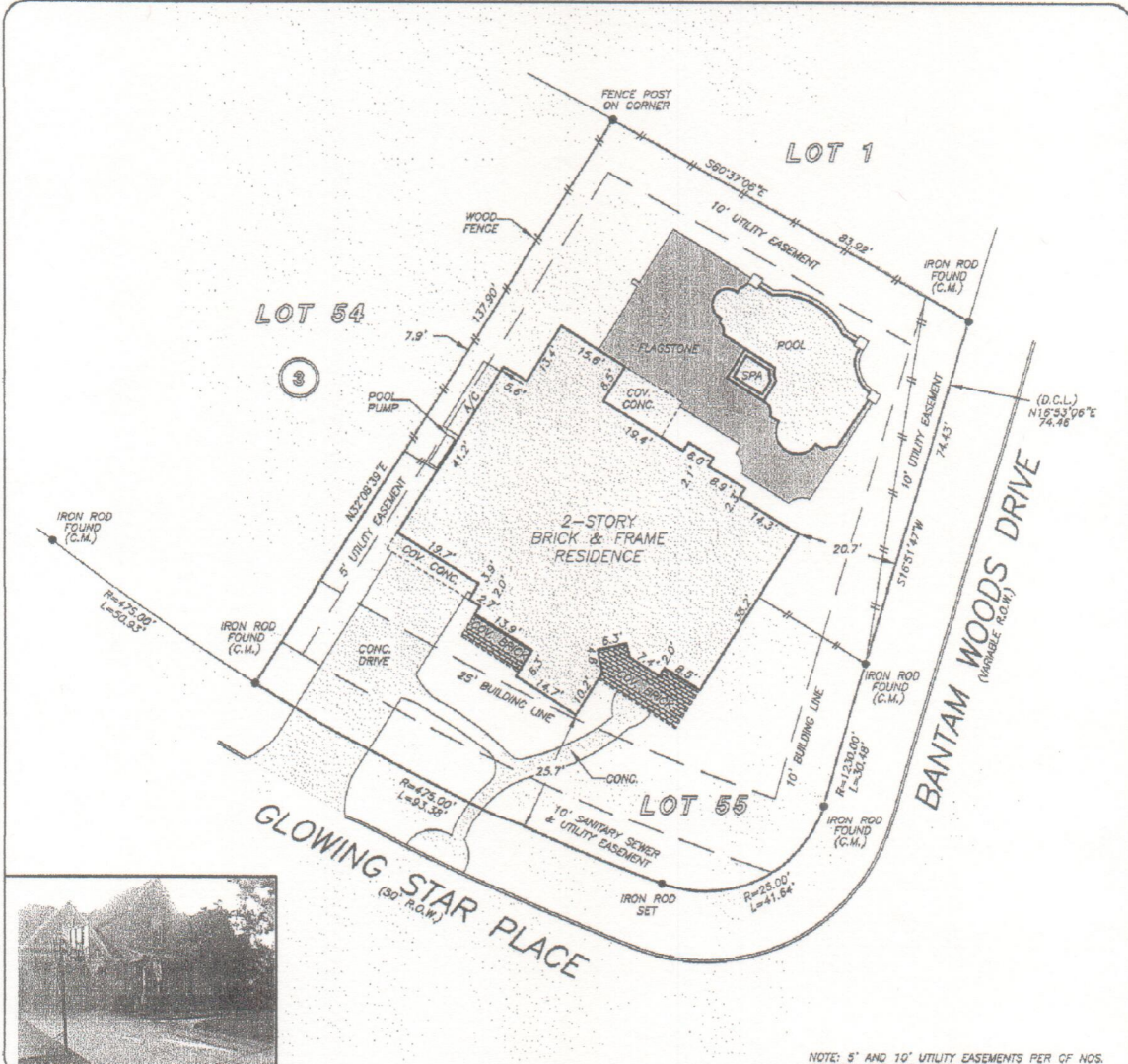




GF NO. 102450 STEWART TITLE  
 ADDRESS: 2 GLOWING STAR PLACE  
 THE WOODLANDS, TEXAS 77382  
 BORROWER: DONALD Y. LYONS

LOT 55, BLOCK 3  
 THE WOODLANDS  
 VILLAGE OF STERLING RIDGE, SECTION 6

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET P, SHEETS 78-82 OF THE MAP RECORDS  
 OF MONTGOMERY COUNTY, TEXAS



NOTE: 5' AND 10' UTILITY EASEMENTS PER OF NOS. 3348561 AND 200107324.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0510 F MAP REVISION: 12/19/96 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: CABINET P, SHEETS 78-82 M.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

PIOTR A. DEBSKI  
 PROFESSIONAL LAND SURVEYOR  
 No. 5902  
 JOB NO. 10-07040  
 JULY 12, 2010

DRAWN BY: MM



**PRECISION** surveyors

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