

T-17 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: June 23, 2021

GF No. _____

Name of Affiant(s): Brendan Lyons

Address of Affiant: 1722 Ronson Rd, Houston, TX 77055-2317

Description of Property: Lots w/ s11, 12, 16 and 17 Block 9 of Clear Creek Forest I
County Waller, 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.

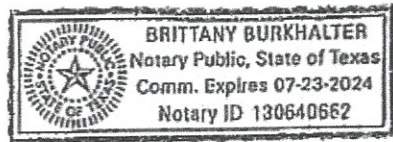
4. To the best of our actual knowledge and belief, since June 27, 2017 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

Brendan Lyons
Brendan Lyons

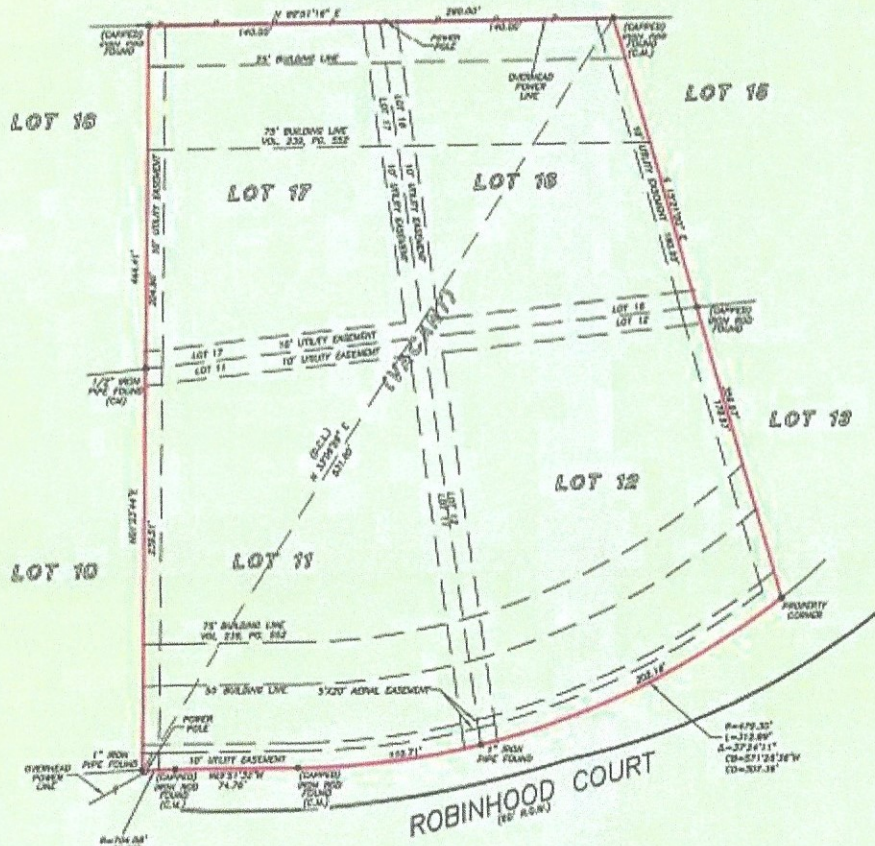


SWORN AND SUBSCRIBED this 24 day of June, 2021

Brittany Burkhalter
Notary Public

(TXR-1807) 02-01-2010

JOSEPH ROAD
(80' R.O.W.)

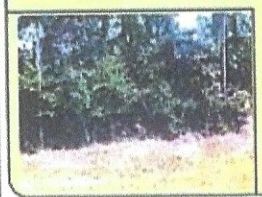


SCALE: 1" = 70'

OF NO. 1747322089 TEXAS STATE TITLE
ADDRESS: ROBINHOOD COURT & JOSEPH ROAD
HOCKLEY, TEXAS 77447
BORROWER: BRENDAN LYONS AND
CARRIE LYONS

**LOTS 11, 12, 16 AND 17
CLEAR CREEK FOREST, SECTION 9**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 239, PAGE 206 OF THE DEED RECORDS
OF WALLER COUNTY, TEXAS



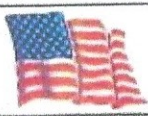
THIS PROPERTY IS AFFECTED BY THE
100 YEAR FLOOD PLAIN AS PER FIRM
NO. 48462D 0000 E
MAP REVISION 03/18/2009
ZONE AE
BASED ONLY ON VISUAL EXAMINATION OF MAPS
INDETERMINED OF FIRM MAPS PRESENT EXACT
DETERMINATION WITHOUT SCHEDULED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD NUMBER VOL. 239, PG. 206, M.C.M.A.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE ORIGINAL THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCUMBRANCES APPEARING ON THE ORIGINAL,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CONFERRED FOR THE PROFESSION ONLY AND
ACCORDINGLY PROVIDED BY THE ABOVE
SURVEYOR TO THE CLIENT THAT THE SURVEY
UPON A REPRESENTATION OF THE SURVEY.

TERRANCE SMITH
PROFESSIONAL LAND SURVEYOR
NO. 4981
JUNE 10 17-0945W
JUNE 16, 2017



Texas State Title
TIFFANY BARNETT
281-640-7657



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FIRM NO. 10083702