

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

(May be modified as Appropriate for Commercial Transactions)

February 13, 2017

File Number: 17201046324

Name of Affiant(s): Kenneth W. Murphy and Susan Murphy
Address of Affiant: 8730 Dogwood Drive, Tomball, TX 77375

Description of Property:

Being a tract or parcel containing 0.8294 acre of land being the east 1/2 of Lot 54 of Suburban Ranch an unrecorded subdivision situated in the Elizabeth Smith Survey Abstract Number 70, Harris County, Texas, being that same called 0.8265 acre tract of record under Harris County Clerk's File Number (H.C.C.F. No.) N-678213, said 0.8294 acre tract being more particularly described as follows with all bearings referenced to said 0.8265 acre tract:

Beginning at an iron rod found for the common southeast corner to said Lot 54, the herein described tract, the southwest corner to that certain called 1.653 acre tract (Lot 55) of record under H.C.C.F. No. P-450512, in the northerly right-of-way line, Dogwood Drive (80 feet wide);

Thence, North 78° 18' 46" West, along said north right-of-way line, 90.00 feet to the common southwest corner to said 0.8265 acre tract, the herein described tract, the northeast corner to that certain called 0.8265 acre tract of record under H.C.C.F. No. D-879854;

Thence, north 11° 44' 22" East, 401.44 feet (called 400.00 feet) to an iron rod found for the common northwest corner to said 0.8265 acre tract, the herein described tract, the northeast corner to said 0.8265 acre tract, in the south line of that certain called 1.623 acre tract (Lot 40) of record under H.C.C.F. No. T-221514;

Thence, South 78° 18' 46" East, along said south line, 90.00 feet to the common northeast corner to said Lot 54, the herein described tract and the northwest corner to said Lot 55, from which an iron rod was found to bear North 78° 19' West, 0.44 feet;

Thence, South 11° 44' 22" West, 401.44 feet (called 400.00 feet) to the Point Of Beginning and containing 0.8294 acre of land, more or less.

Name of Title Company: Stewart Title Company

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statement contained herein.

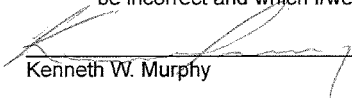
Before me, the undersigned authority, personally appeared Kenneth W. Murphy and Susan Murphy, ("Affiant(s)"), who being by me duly sworn on his/her/their oath stated the following:

1. I/We are the owners of the Property.
2. I/We are familiar with the Property and the improvements located on the Property.
3. I/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. I/We understand that the company may make exceptions to the coverage of the title insurance as Company may deem appropriate. I/ 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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my/our actual knowledge and belief, since March 01, 2001, 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. I/We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage. 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. I/We understand that we have no liability to Title Company or to the Title Insurance Company that will issue the policy(ies) should the information in this Affidavit be incorrect, other than information that I/we personally know to be incorrect and which I/we do not disclose to the Title Company.



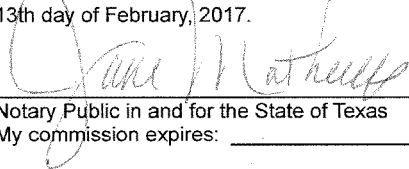
Kenneth W. Murphy



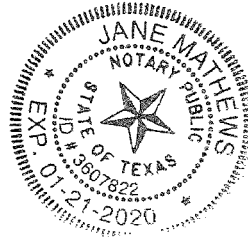
Susan Murphy

State of Texas
County of Harris

Sworn to and subscribed before me, the undersigned authority, by Kenneth W. Murphy and Susan Murphy on this the 13th day of February, 2017.



Notary Public in and for the State of Texas
My commission expires: _____



STATE OF TEXAS

COUNTY OF HARRIS

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Being a tract or parcel containing 0.8294 acre of land being the east ¼ of Lot 54 of Suburban Ranch an unrecorded subdivision situated in the Elizabeth Smith Survey Abstract Number 70, Harris County, Texas, being that same called 0.8265 acre tract of record under Harris County Clerk's File Number (H.C.C.F. No.) N678213, said 0.8294 acre tract being more particularly described as follows with all bearings referenced to said 0.8265 acre tract:

Beginning at an iron rod found for the common southeast corner to said Lot 54, the herein described tract, the southwest corner to that certain called 1.653 acre tract (Lot 55) of record under H.C.C.F. No. P450512, in the northerly right-of-way line, Dogwood Drive (80 feet wide);

Thence, North 78°18'46" West, along said north right-of-way line, 90.00 feet to the common southwest corner to said 0.8265 acre tract, the herein described tract and the southeast corner to that certain called 0.8265 acre tract of record under H.C.C.F. No. D879854;

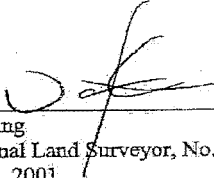
Thence, North 11°44'22" East, 401.44 feet (called 400.00 feet) to an iron rod found for the common northwest corner to said 0.8265 acre tract, the herein described tract, the northeast corner to said 0.8265 acre tract, in the south line of that certain called 1.623 acre tract (Lot 40) of record under H.C.C.F. No. T221514;

Thence, South 78°18'46" East, along said south line, 90.00 feet to the common northeast corner to said Lot 54, the herein described tract and the northwest corner to said Lot 55, from which an iron rod was found to bear North 78°19' West, 0.44 feet;

Thence, South 11°44'22" West, 401.44 feet (called 400.00 feet) to the Point Of Beginning and containing 0.8294 acre of land.

See drawing attached




Daniel King
Professional Land Surveyor, No. 4764
March 01, 2001
Job No. 01-1065

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

Date: 1-10-17 GF No. _____
Name of Affiant(s): Kenneth Murphy & Susan Murphy
Address of Affiant: 8730 Dogwood Dr. Temple TX 77135
Description of Property: TR 54A Suburban Ranches
County: Harris, Texas
Name of Title Company: Stewart Title Co

Before me, the undersigned notary for the State of TX, personally appeared Affiant(s) who after by me being duly sworn, stated:

- (1) We are the owners of the Property. (If not owners, 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 with 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 the Title Company may deem appropriate. We understand that the proposed insured 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 Policy of Title Insurance upon payment of the promulgated premium.
- (4) To the best of our actual knowledge and belief, since 9-1-2001 (date of existing survey) 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; or
 - (d) conveyance, 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 the 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 the improvements.
- (6) We understand that we have no liability to the Title Company or the title insurance 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]
Affiant
SWORN AND SUBSCRIBED this _____ day of January, 2017
[Signature]
Affiant
Notary Public