

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

Date: _____ GF No. 7210-17-1428
Name of Affiant(s): George J Trammell
Address of Affiant: 70 North Forrest Avenue, La Porte, TX 77571
Description of Property: 70 North Forrest Avenue, La Porte, TX 77571
County Harris 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 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 07/17/2017 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.

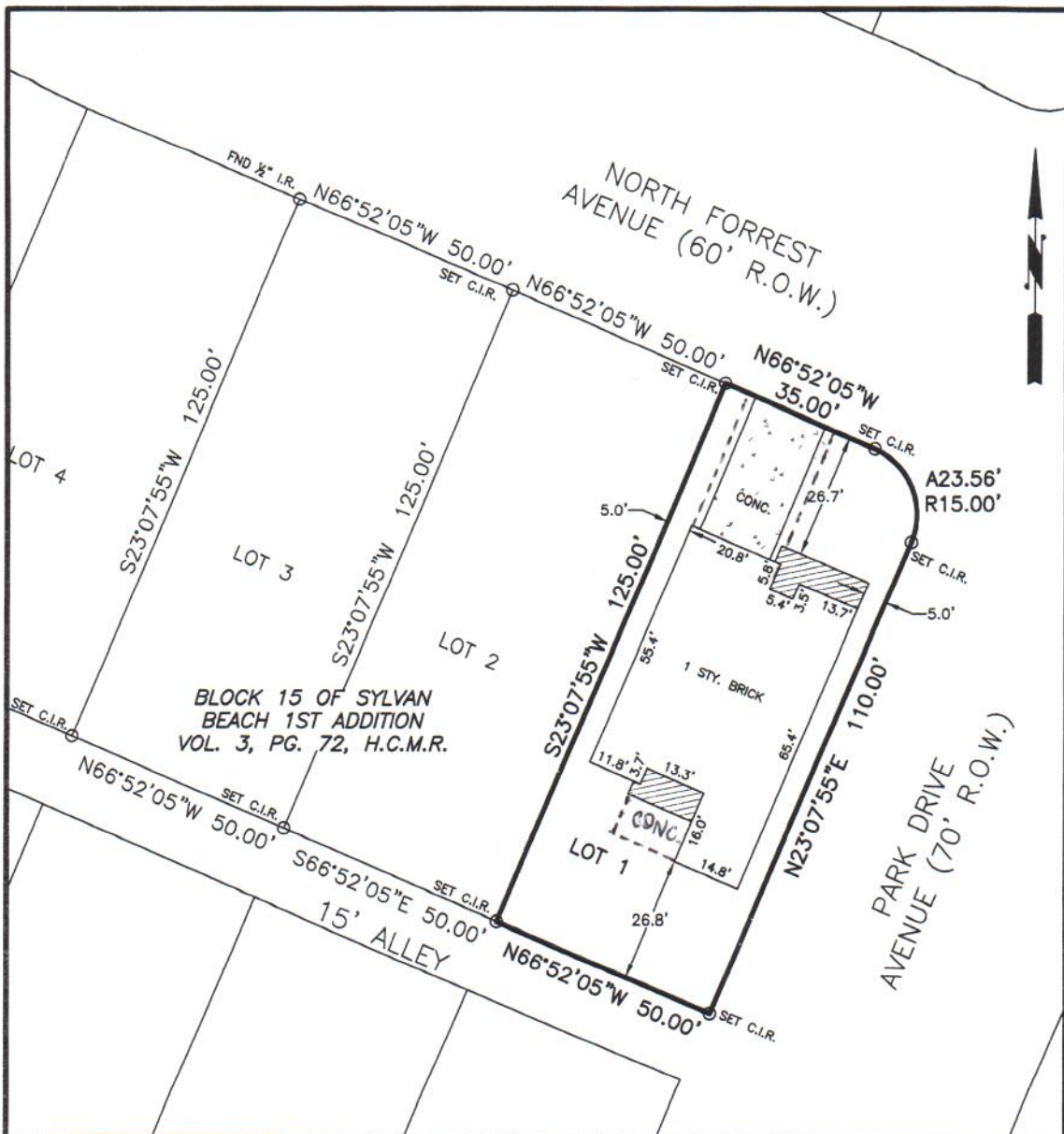
EXCEPT for the following (If None, Insert "None" Below): Driveway widened on each side by approx 1.5 ft
Patio extended in back yard by approx 9 ft

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.

SWORN AND SUBSCRIBED this _____ day of _____, 20_____.

Notary Public

(TXR 1907) 02-01-2010



PURCHASER: GEORGE J TRAMMELL
 PROPERTY ADDRESS: 70 NORTH FORREST AVE. LA PORTE, TEXAS

Lot 1, Block 15, of Sylvan Beach, First Addition, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 3, Page 72, of the Map Records of Harris County, Texas.

Basis of Bearing: Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge and belief.

Robert D. Ellis, R.P.L.S.
 Tx. Reg. No. 4006

NOTE:
 Surveyor has made no search for easements, encumbrances, restrictive covenants, zoning ordinances, building codes, ownership title evidence, mineral owner rights, or mineral interest rights that may affect this property.

Date: 06-21-17
 Scale: 1" = 30'
 Texas American Title
 GF No. 7210-17-1428



8419 Emmett F. Lowry Expwy.
 Texas City, TX 77590
 Tel: (409) 938-8700 Fax (866) 678-7685
 Texas Firm Reg. No. 100340-00



CIR = CAPPED IRON ROD
 STAMPED "RD ELLIS 4006"