

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

Date: May 19, 2020

GF No. \_\_\_\_\_

Name of Affiant(s): Francis G. Bautista and Teresita P. Bautista

Address of Affiant: 20651 Golden Springs Dr. #358, Diamond Bar CA 91789

Description of Property: 27029 Canyon Ranch Circle, Magnolia, TX 77355

County: Montgomery, 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 California, personally appeared Affiant(s) who after by me being sworn, stated \_\_\_\_\_, personally appeared \_\_\_\_\_

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.")  
Francis G. Bautista and Teresita P. Bautista (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 smaller 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 September 28, 2006 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, replatting, 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.

Francis G. Bautista

 5/19/20

Teresita P. Bautista

 5/19/20

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public

SEE ATTACHED CA. JURAT

MAY 19<sup>th</sup> 2020

(TXR-1007) 02-01-2010

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 \_\_\_\_\_  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_  
 5 \_\_\_\_\_

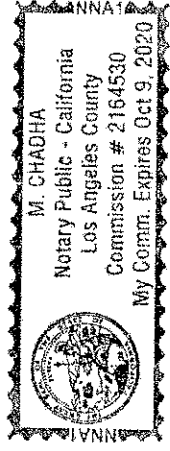
[Signature] 5/19/20 x Teresita Bautista 5/19/20  
 Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me  
 on this 19<sup>th</sup> day of MAY, 2020  
 by \_\_\_\_\_ Date \_\_\_\_\_ Month \_\_\_\_\_ Year \_\_\_\_\_

(1) FRANCIS MICHAEL GALLARDO BAUTISTA  
 (and) (2) TERESITA PANTALEON BAUTISTA  
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.  
 \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Signature of Notary Public

Seal  
 Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
 Title or Type of Document: T-47 PROPERTY AFFIDAVIT Document Date: 05-19-20  
 Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

SCALE: 1" = 40'



RESERVE "A"

N 04°06'26" W N 27°58'40" W  
44.12' 39.16'

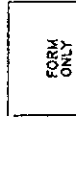
N 11°35'21" E 111.17'  
10' U.E. 15' D.E. 20' B.L.

S 61°11'55" W 305.03'  
10' U.E. 5' B.L.

LOT 30

LOT 32

N 83°55'50" E 246.74'  
5' B.L. 10' U.E.



ONE STORY  
BRICK & FRAME  
RESIDENCE

57.9

40' B.L.

15' U.E.

R=180.00 L=70.35

5/8" IRF 1/2" IRF

CANYON RANCH CIRCLE

NOTES:  
1. EASEMENTS AND BUILDING LINES ARE AS DELINEATED AND DESCRIBED ON THE SUBDIVISION PLAN NOTED HEREON.  
2. SUBJECT TO RIGHT-OF-WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC., AS PER M.C.C.F. NO. 2002072897.  
3. SUBJECT TO GUY WIRE EASEMENTS GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC., AS PER M.C.C.F. NO. 2002072843.  
4. SUBJECT TO BLANKET PIPE LINE EASEMENT GRANTED TO TEXAS EASTERN TRANSMISSION CORPORATION AS PER VOL. 337, PG. 26, D.R.M.C.  
5. AGREEMENT WITH TEXAS EASTERN TRANSMISSION, LP, AS PER M.C.C.F. NO. 2002-134111.  
6. 40' FRONT, 5' SIDE and 20' REAR BUILDING SETBACK LINES AS PER M.C.C.F. NO. 2004-083028.

LEGAL:  
LENDER: FRANCIS G. BAUTISTA  
ADDRESS: 27029 CANYON RANCH CIRCLE, MAGNOLIA, TEXAS  
THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE X AS DELINEATED ON FIRM COMMUNITY PANEL NO. 480481-0460-E DATED 12-12-96

SURVEYOR'S NOTE: Oiltrats to fences are to approximate centerlines. Readings are based on record Plat/Deed information unless noted otherwise. Survey Control Monuments are indicated as IRF, IFF or CM; Surveyor makes no claims as to the ownership of land or improvements shown hereon; and unless noted otherwise, only the items listed in the title commitment noted hereon were utilized for this survey.

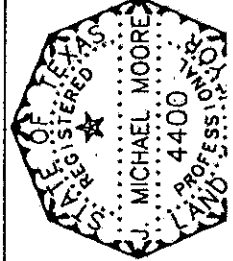
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THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE X AS DELINEATED ON FIRM COMMUNITY PANEL NO. 480481-0460-E DATED 12-12-96

LOT 31, BLOCK 1, RANCH CREST, SECTION 2, CABINET 1, SHEET 188, M.R., MONTGOMERY COUNTY, TEXAS  
TITLE COMPANY: FIRST AMERICAN TITLE COMPANY  
GF NO: 881717-1788

PURCHASER: FRANCIS G. BAUTISTA  
ADDRESS: 27029 CANYON RANCH CIRCLE, MAGNOLIA, TEXAS

THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE X AS DELINEATED ON FIRM COMMUNITY PANEL NO. 480481-0460-E DATED 12-12-96

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DOES HEREBY CERTIFY THE FOLLOWING: THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DELINEATED HEREON; THIS DRAWING CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY; THE ABOVE GROUND LINES AND IMPROVEMENTS FOUND AT THE TIME OF THE SURVEY ARE AS SHOWN HEREON; THE ABOVE GROUND LINES AND IMPROVEMENTS ARE AS SHOWN HEREON; THE PROPERTY LINES EXCEPT AS SHOWN, AND THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.



Signature of J. Michael Moore

SURVEYED: 09-20-06  
DRAFTED: 09-21-06  
KEY MAP: 211 S