

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

Date: 01/27/2021 GF No. \_\_\_\_\_

Name of Affiant(s): Brian D. Mickey & Tiffani R. Mickey

Address of Affiant: 220 Bentwater Ln, Clute, TX 77531

Description of Property: \_\_\_\_\_

County Brazoria, 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 January 2019 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.

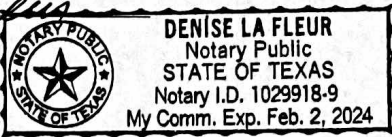
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Brian D. Mickey

Tiffani R. Mickey

SWORN AND SUBSCRIBED this 27<sup>th</sup> day of January, 2021

Denise La Fleur  
Notary Public

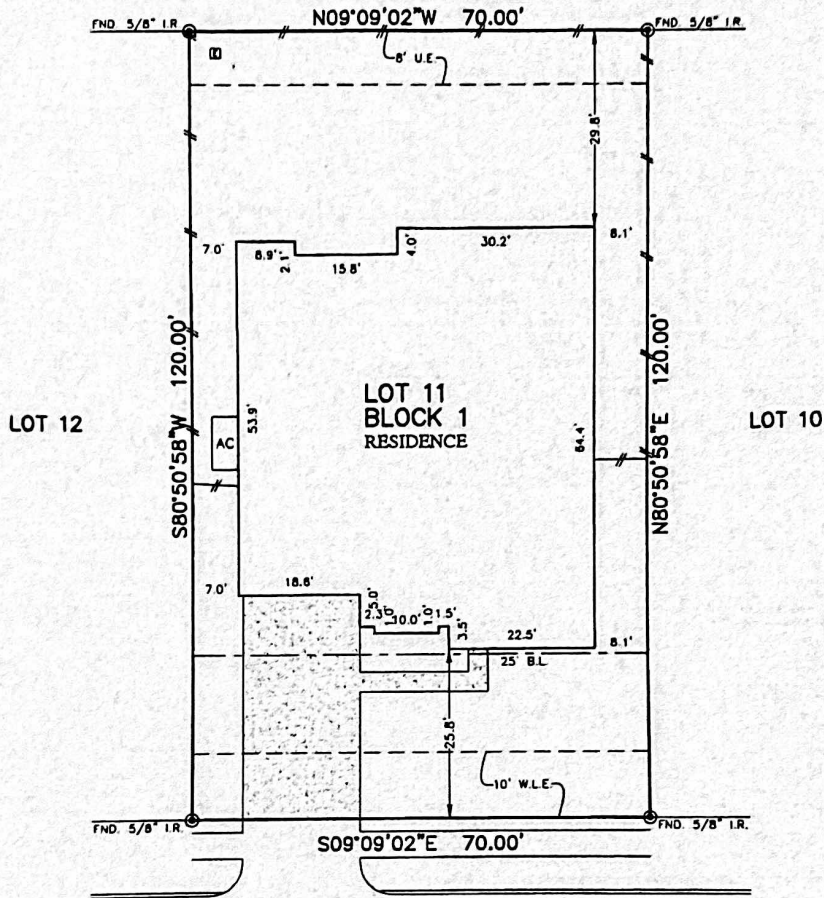


(TXR-1907) 02-01-2010



FLATWORK	B.L. BUILDING LINE	CONC. CONCRETE	BLDG. BUILDING	○ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	U.E. UTILITY EASEMENT	S.S.B. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊕ ELECTRIC BOX	⊕ GRATE DRAIN
BUILDING LINE	W.L.E. WATER LINE EASEMENT	STM.S.B. STORM SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊕ FIBER OPTIC	⊕ PDS HYDRANT
EASEMENT	ELEV. ELEVATION	B.G.J. BUILDER GUIDELINES	○ WATER VALVE	⊕ TELEPHONE PEDestal	
WOODEN FENCE	T.O.F. TOP OF FORM	FND. FOUND.	⊕ PROPERTY CORNER	⊕ GAS METER	
WROUGHT IRON FENCE	F.F. FINISHED FLOOR	I.R. IRON ROD	⊕ POWER POLE	⊕ CABLE PEDestal	
CHAIN LINK FENCE	EXT. EXTENDED	I.P. IRON PIPE	⊕ PAD MOUNTED TRANSFORMER	⊕ WATER METER	
OVERHEAD ELECTRIC	PVT. PRIVATE	R.O.W. RIGHT-OF-WAY		⊕ GUY ANCHOR	

LAKE BEND SUBDIVISION  
2014029857 B.C.P.R.



220  
BENTWATER LANE  
(50' R.O.W.)

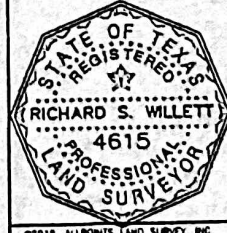
*Tiffany Rose Mickey*  
*Mizmi*

PLAT OF SURVEY  
SCALE: 1 = 20'

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
  - ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
  - SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY ALAMO TITLE COMPANY UNDER G.F. No. ATCH-03-ATCH18084423KW.
  - AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 2018040427.

FOR: BRIAN DOUGLAS MICKEY &  
TIFFANI ROSE MICKEY  
ADDRESS: 220 BENTWATER LANE  
ALLPOINTS JOB# KH147171 BY: BM  
G.F.: ATCH-03-ATCH18084423KW  
JOB:

LOT 11, BLOCK 1,  
WOODSHORE, SECTION 4,  
C.F. NO. 2017056467, OFFICIAL RECORDS,  
BRAZORIA COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE  
11TH DAY OF JANUARY, 2019.

*RSW*

FLOOD ZONE: X  
COMMUNITY PANEL:  
48039C0620H  
EFFECTIVE DATE: 6/5/1989  
LOMR: DATE: