

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

Date: 01/12/21 GF No. \_\_\_\_\_  
Name of Affiant(s): Ernesto Rojas Katelyn Rojas  
Address of Affiant: 7409 Avenue E 1/2  
Description of Property: ABST 47 & 48 Crawford Subst of outlot 497 (477-9)  
County Galveston, Texas Alta Loma outlots mobile home table  
# TEX 0489047 & 48 Palm Harbor 1993  
28x72

"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 1/19/21 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:)

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.

Ernesto Rojas  
Katelyn N. Rojas

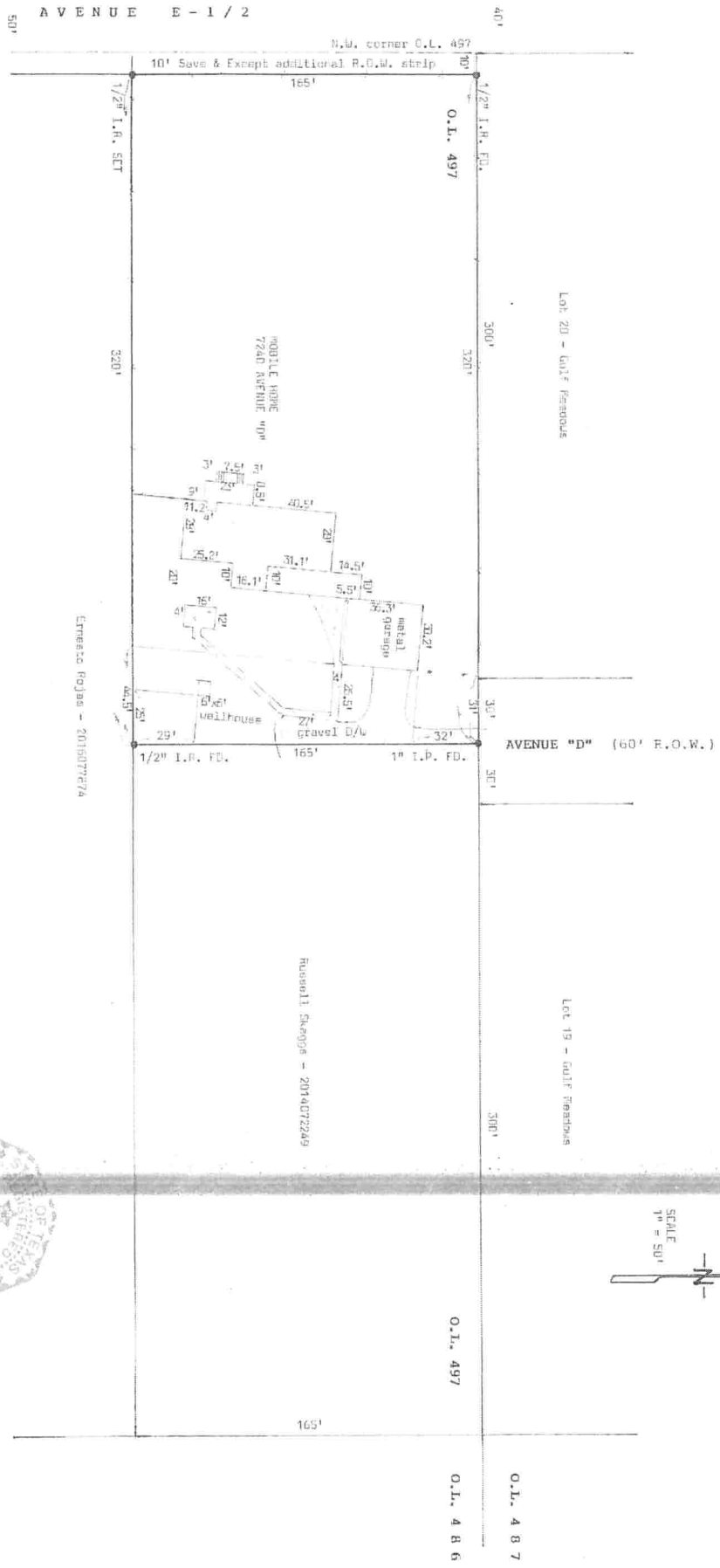
SWORN AND SUBSCRIBED this 1 day of June, 2021.

Angela Corrales Farez  
Notary Public

(TAR 1907) 02-01-2010



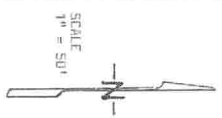
G.F. No. AD1753280 - Buyer: John Ross Pearson  
 The West 330 feet of the North 165 feet of Orlot Four Hundred Ninety Seven (497) of ALTA TOWN CEMETERY, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 39, in the Office of the County Clerk of Galveston County, Texas, Save and Except the West 10 feet thereof as occupied by additional right-of-way for Avenue E-1/2.



I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on June 13, 2017.

Subject property DOES NOT lie within the 100 year Flood plain; Property lies in Zone C according to Map No. 485470 0195 C.

Derrick Engineering  
 13016 Elizabeth Drive  
 Santa Fe, Texas 77510  
 409-925-7221



Robert L. Derrick

Job No. 10968

**FILED AND RECORDED**

Instrument Number: 2017043077


Recording Fee: 30.00

Number Of Pages: 3

Filing and Recording Date: 07/14/2017 11:55AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



  
Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - Warning, this document is part of the Official Public Record.