

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

Date: \_\_\_\_\_

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

Name of Affiant(s): Ricky Morris, Jaylyne Morris

Address of Affiant: 1819 Oakwood Court Dr, Baytown, TX 77521

Description of Property: Single Family Residence

County Harris, 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 March 28, 2002 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:) Storage Shed in backyard

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.

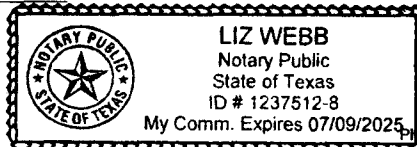
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Ricky Morris  
Ricky Morris

Jaylyne Morris  
Jaylyne Morris

SWORN AND SUBSCRIBED this 22 day of July, 2021

Notary Public



(TXR-1907) 02-01-2010

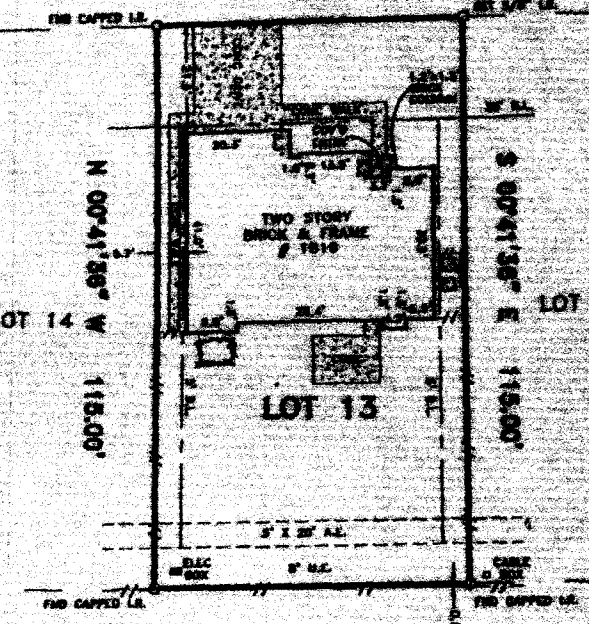
# OAKWOOD COURT DRIVE

(50' R.O.W.)

N 89°18'24" E 60.00'

CUL-DE-SAC

IVY COVE DRIVE  
(50' R.O.W.)



S 89°18'24" W 60.00'  
COUNTRY CLUB COVE, SECTION 1  
(H.C.C.F. NO. 485108, H.C.M.R.)

**NOTES:**

- 1.) -//- DENOTES WOODEN FENCES.
- 2.) SUBJECT TO RESTRICTIVE COVENANTS BY FILM CODE NO. 486138, H.C.M.R. AND H.C.C.F. NO. V244211.
- 3.) SUBJECT TO ANY AND ALL ORDINANCES, OR PROPOSED ZONING ORDINANCES, INCLUDING THOSE BY THE CITY OF BAYTOWN.
- 4.) RELIANT ENERGY HOUSTON LIGHTING AND POWER COMPANY SERVICE AGREEMENT BY H.C.C.F. NO. V380486.
- 5.) SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THOSE CERTAIN OBLIGATIONS BY H.C.C.F. NOS. E645116 AND E647846.



**BUYER'S ACKNOWLEDGMENT**

THIS SURVEY IS INTENDED FOR FUTURE CONSTRUCTION PURPOSES.  
ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.  
THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN OF NO. 20070006, ONLY.

LOT	13	BLOCK	1	SECTION	2	SUBDIVISION	COUNTRY CLUB COVE	FLOOD NOTE
RECORDATION	FILM CODE NO. 486138, H.C.M.R.		COUNTY	HARRIS	STATE	TEXAS	SURVEY	THIS TRACT IS LOCATED WITHIN FLOOD ZONE (FLOOD INSURANCE RATE MAP (FIRM) FLOOD ZONE NUMBER 170001C) AND IS SUBJECT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 170001C, 1996.
LENDER CO.	HOME TRUST COMPANY		TITLE CO.		FIRST SOUTHWESTERN TITLE COMPANY			
PURCHASER	JOSEPH LEDET, JR. AND IVONNE LEDET							
ADDRESS	1819 OAKWOOD COURT DRIVE							



I do hereby certify that this survey was made by me or under my direct supervision and that I am a duly licensed surveyor in the State of Texas. I am not aware of any other persons who have been engaged in the making of this survey.

FIELD WORK	03-28-02	GB
DRAFTED BY	03-28-02	TC
CHECKED BY	03-28-02	WF
KEY MAP NO.	S01 E-F	

*Joseph Ledet*  
Surveyor