

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

Date: April 3, 2022

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

Name of Affiant(s): Rudy Gonzales

Address of Affiant: 103 Dogwood St, Lake Jackson, TX 77566-4507

Description of Property: MAGNOLIA PARK SEC 1 (LAKE JACKSON) BLK 1 LOT 2

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 May 30, 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:) None 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.

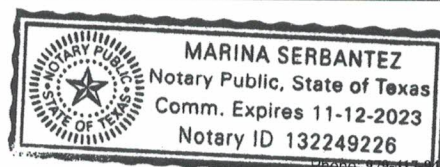
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Rudy Gonzales  
Rudy Gonzales

SWORN AND SUBSCRIBED this 3rd day of April, 2022

Marina Serbatnez  
Notary Public  
Marina Serbatnez

(TXR-1907) 02-01-2010





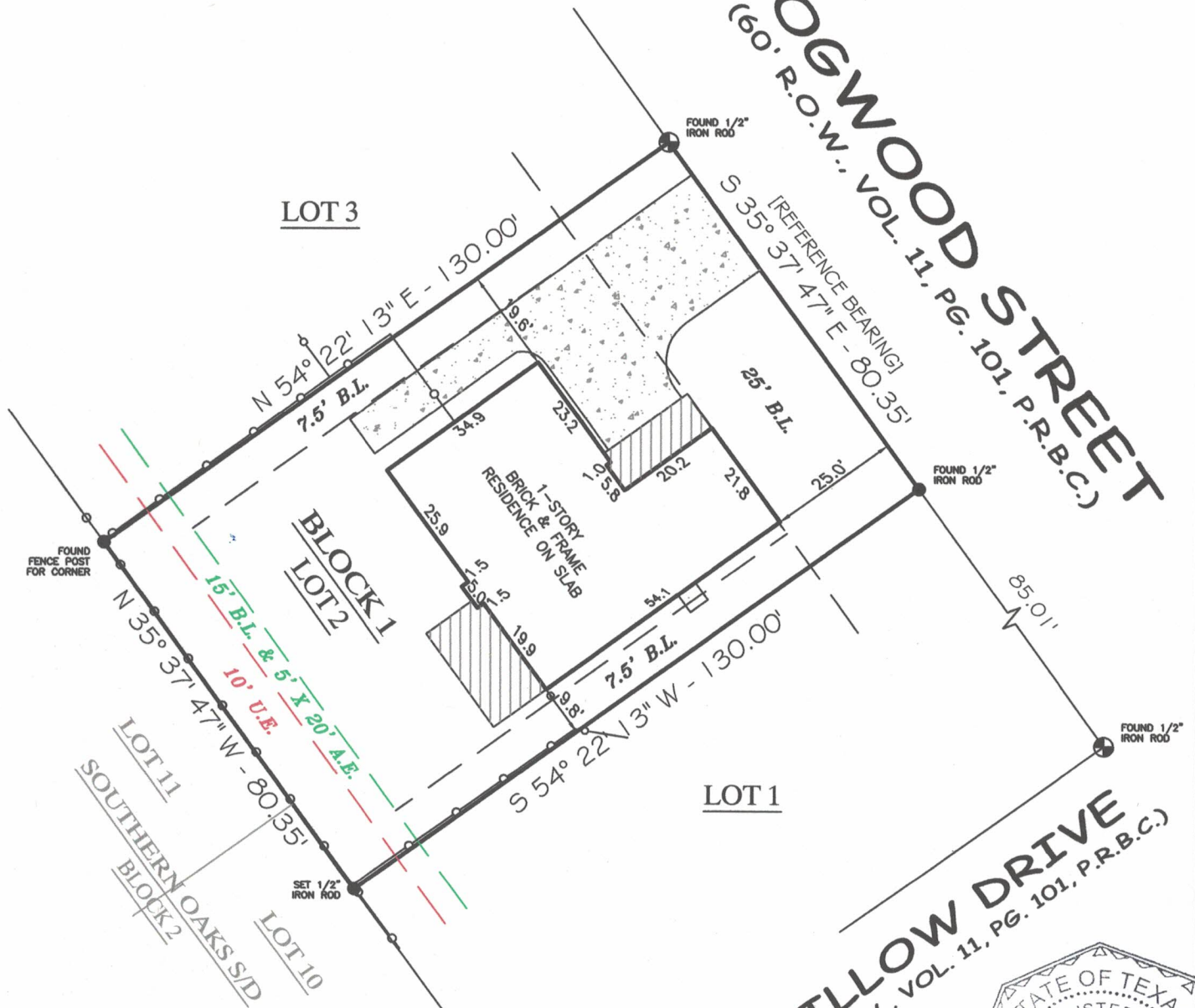
FIRM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC



DOGWOOD STREET  
(60' R.O.W., VOL. 11, PG. 101, P.R.B.C.)



WILLOW DRIVE  
(100' R.O.W., VOL. 11, PG. 101, P.R.B.C.)



LOT 2, BLOCK 1  
MAGNOLIA PARK S/D, SEC. 1

COMMUNITY NO: 485484 PANEL NO: 0620 SUFFIX: H ZONE: X BASE: N/A MAP REVISED: 06/05/89

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

- NOTES:
- 1) BUILDING LINES AND EASEMENTS PER PLAT AND VOL. 981, PG. 925 D.R.B.C.
  - 2) BEARINGS BASED ON THE NORTHEAST LINE OF LOTS 1 & 2, BEING S 35° 37' 47" E.
  - 3) EASEMENT PER VOL. 1047, PG. 164 D.R.B.C. IS CONGRUENT WITH U.E.'S SHOWN HEREON.