

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

Date: 1/31/2024 GF No. \_\_\_\_\_  
Name of Affiant(s): Timothy & Mikayla Bracknell  
Address of Affiant: 307 Holly Dr. Baytown TX 77520  
Description of Property: LT 30 BLK 9 Lakewood SEC B  
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 1/17/23 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. None  
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.

DocuSigned by:  
Mikayla Bracknell  
AF140342820F45D...

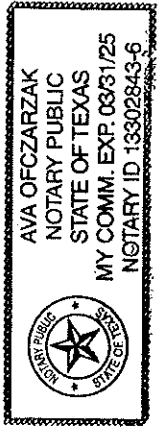
SWORN AND SUBSCRIBED this 1<sup>st</sup> day of February, 2024.

Ava Ofczarzak

Notary Public  
(TAR 1907) 02-01-2010

307 Holly Drive  
Keller Williams Realty, Inc.

Baytown 77520



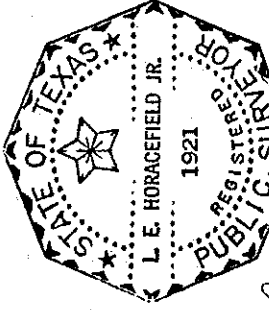
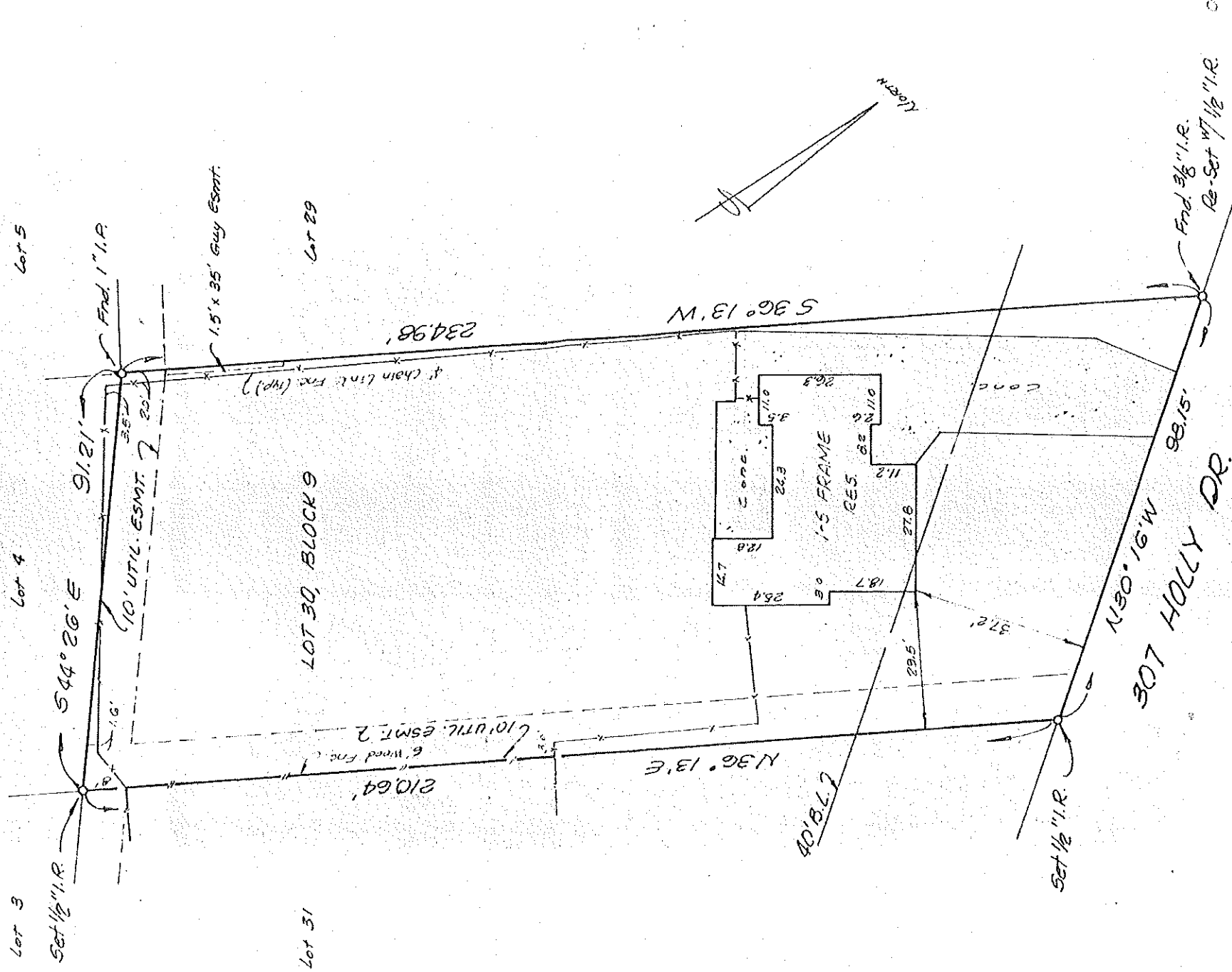
April 18, 1969

Stewart Title Co., G.P. No. 89052287

Purchaser: Troy E. Peterson and wife, Ruby C. Peterson

I, Lee E. Horacefield Jr., Registered Public Surveyor No. 1921, do hereby certify that this survey was made on the ground this date under my supervision of LOT THIRTY (30), BLOCK NINE (9), of LAKEWOOD SUBDIVISION, SECTION '8', as evidenced by plat recorded in Volume 25, Page 38, of the Map Records of Harris County, Texas, and that there are NO apparent encroachments except as shown upon the adjoining property or of the adjoining described improvements upon this property also known as 307 Holly Drive, Baytown, Texas 77520.

NOTE: The subject property lies in ZONE 'C', as established by the NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Community Panel # 485456 0005 'D'. Map Revised: November 15, 1965.



1701 Hartt Drive  
Baytown, Texas 77520  
(713) 422-7517

HORACEFIELD SURVEYING

Scale: 1" = 30'

Job No. 69-400