

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

Date: 3-15-2024 GF No. \_\_\_\_\_

Name of Affiant(s): Arturo Mondragon

Address of Affiant: 4423 Juniper Bay Ln. Baytown Tx, 77521

Description of Property: Lot 11 Block 3 Bay River Colony, Section 5, City of Baytown

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 May 9, 2013 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

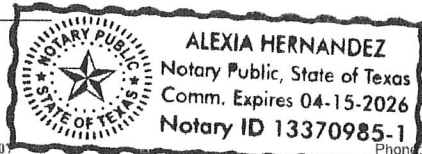
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

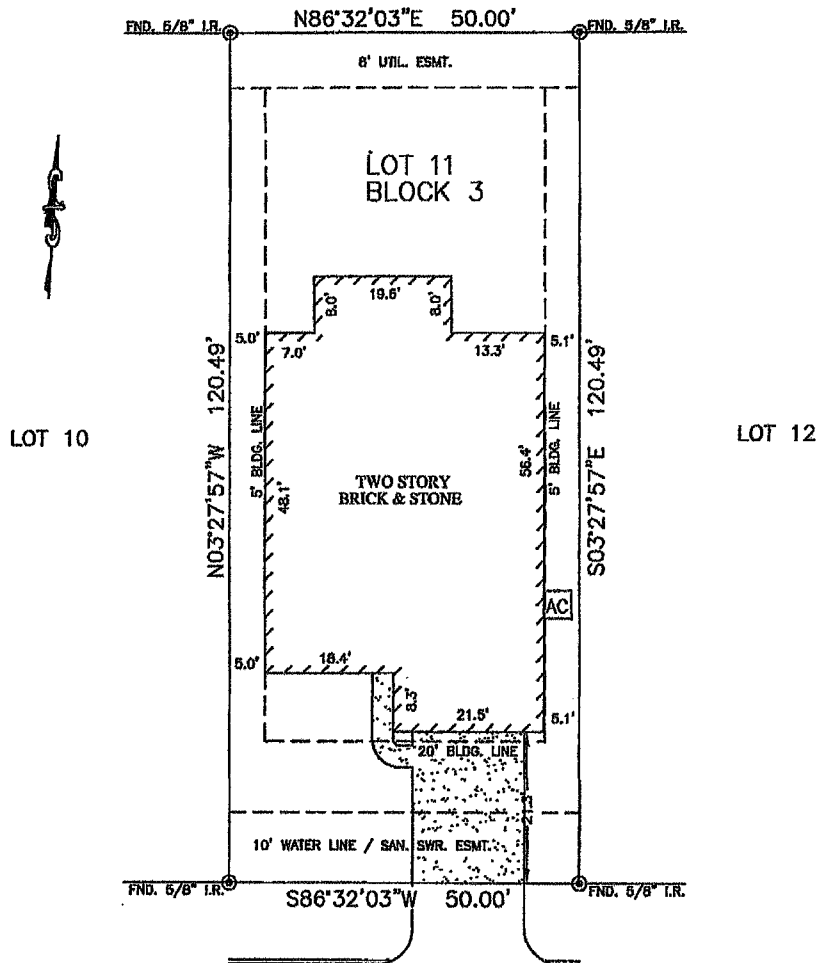
State of Texas Alexia Hernandez 3-15-24  
County of Harris

SWORN AND SUBSCRIBED this 15 day of March, 2024  
Alexia Hernandez  
Notary Public



(TXR-1907) 02-01-2010 Page 1 of 1

BAY RIVER COLONY SEC. 3  
(F.C. No. 638283, H.C.M.R.)



*Steven P. Brister*

JUNIPER BAY LANE  
(50' R.O.W.)

PLAT OF SURVEY  
SCALE: 1" = 20'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No.1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY NORTH AMERICAN TITLE INSURANCE COMPANY UNDER G.F. No. 14623-13-00177.
3. SUBJECT TO A 3' (MAY EXPAND INTO A 5') UTILITY EASEMENT ALONG THE SIDES AND REAR PROPERTY LINES PER. C.F. No. 20130026975.
4. AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE PER C.F. No. 20100365837.
5. SHORT FORM BLANKET EASEMENT PER C.F. No. 20120580351.

FLOOD MAP:  
THIS PROPERTY LIES IN ZONE "X"  
AS DEPICTED ON COMMUNITY PANEL  
No. 48201 C07551, EFFECTIVE DATE: 05-18-07.

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.  
WE DO NOT ASSUME RESPONSIBILITY FOR EXACT  
DETERMINATION"

© 2013, ALLPOINTS SERVICES, CORP., All Rights Reserved. This original work is protected under copyright laws, Title 17 U.S. Code Sections 101 & 102. All violators will be prosecuted to the extent of the law. This survey is being provided solely for the use of the recipients and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

FOR: ARTURO MONDRAGON  
ADDRESS: 4423 JUNIPER BAY  
LANE  
ALLPOINTS JOB #: LHS3411 JP  
JOB #: 14623-13-00177



LOT 11, BLOCK 3,  
BAY RIVER COLONY, SECTION 5,  
FILM CODE No. 648107, MAP RECORDS,  
HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 9TH  
DAY OF MAY, 2013.

*Steven P. Brister*

