

SIGN & DATE

*Cy. Maddux* 7/29/13

HUGHLETT DRIVE  
(60' R.O.W.)

NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER G.F. NO. 1320100757.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
3. AGREEMENT FOR ELECTRICAL SERVICE DISTRIBUTION SYSTEM PER C.F. No. 20100054674.

PLAT OF SURVEY  
SCALE: 1" = 20'

FLOOD MAP:  
THIS PROPERTY LIES IN ZONE "AE"  
AS DEPICTED ON COMMUNITY PANEL  
No. 48201 C 0405 L, DATED: 06-18-07

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY.  
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 recipient and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line hereon.

FOR: CRAIG MADDUX  
LYNN MADDUX  
ADDRESS: 18306 HUGHLETT  
DRIVE  
ALLPOINTS JOB No.: DW58375 TH  
G.F. No.: 1320100757

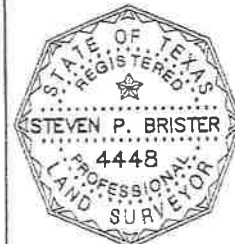


**ALLPOINTS**  
SERVICES CORP  
PHONE: 713-469-7767  
FAX: 713-827-1861

LOT 9, BLOCK 2,  
LAKELAND HEIGHTS, SEC. 1,  
FILM CODE No. 625203, 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 JULY, 2013.

*Steven P. Brister*



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

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

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

Name of Affiant(s): Craig Maddux

Address of Affiant: 18306 Hughlett Dr, Cypress, TX 77433-3130

Description of Property: \_\_\_\_\_

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 \_\_\_\_\_ 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:) Walkway 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.

Craig Maddux  
\_\_\_\_\_



SWORN AND SUBSCRIBED this 1st day of June, 2021

[Signature]  
Notary Public

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT  
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: 05/11/2026 GF No. \_\_\_\_\_  
Declarant: Takkara Brunson and Raul Borrromeo Jr  
Description of Property: 18306 Hughlett Drive, Cypress, TX 77433  
County Harris, Texas  
Date of Survey: 6/1/2021

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since the Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Takkara Brunson</u> My date of birth is <u>8/27/1983</u> and my address is <u>18306 Hughlett Drive, Cypress, TX</u> <u>77433</u>	My name is <u>Raul Borrromeo Jr</u> My date of birth is <u>7/22/1981</u> and my address is <u>18306 Hughlett Drive, Cypress, TX</u> <u>77433</u>
I declare under penalty of perjury that the foregoing is true and correct.	I declare under penalty of perjury that the foregoing is true and correct.
Executed in <u>Harris</u> County, State of <u>Texas</u> , on the <u>20</u> day of <u>May</u> , <u>2026</u> .	Executed in <u>Harris</u> County, State of <u>Texas</u> , on the <u>20</u> day of <u>May</u> , <u>2026</u> .
Signed: <div style="border: 1px solid black; padding: 2px; display: flex; justify-content: space-between; align-items: center;"> <span><i>Takkara Brunson</i></span> <span style="font-size: 8px;">dotloop verified 05/20/26 1:11 PM CDT N5JJ-U3JY-EPMN-FE2W</span> </div> Declarant	Signed: <div style="border: 1px solid black; padding: 2px; display: flex; justify-content: space-between; align-items: center;"> <span><i>Raul V. Borrromeo Jr</i></span> <span style="font-size: 8px;">dotloop verified 05/20/26 1:18 PM CDT JOIN-3UIZ-ZT8I-LSSW</span> </div> Declarant