



M.L. & P. AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. E786710 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

ALL BEARINGS BASED ON RECORDED PLAT THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN WF NO. 04181387-080

LOT: 41	BLOCK: 3	SECTION: 2	SUBDIVISION: SAND CREEK VILLAGE	THIS SURVEY DOES NOT
RECORDATION: VOLUME 311, PAGE 17, M.R.H.C.T.			COUNTY: HARRIS	STATE: TEXAS
TITLE CO.: FIRST AMERICAN TITLE			The Federal Income Administration requires that all surveys be filed with the County Clerk of Harris County, Texas. File No. 4820160320K dated 04-20-01	

PURCHASER: ALVIN G. LIM  
 ADDRESS: 5307 SYCAMORE VILLAS DRIVE, KINGWOOD, TEXAS 77345  
 JOB NO. AC011293G

FIELD WORK
04-13-01
DRAFTED BY: F.W.T.
04-13-01
CHECKED BY: M.L.M.
04-13-01
SCALE
1" = 20'
FWT 01-00151



I, Herbert L. Hicks, a Registered Professional Surveyor (No. 2877) in the State of Texas, hereby certify that this plat was made from an actual survey on the ground by me or under my direction, that no measurements made at the time of this survey unless reflected herein, that said survey conforms to the current Texas Board of Professional Land Surveying Standards and Specifications.

*Herbert L. Hicks, Jr.*  
 ACME Surveying, Inc.  
 7702 F.M. 1960 East, Suite 314  
 Humble, Texas 77346  
 Phone (281)812-4486  
 Fax (281)812-4990

N/A

*Handwritten signature/initials*

**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: December 18, 2024 GF No. \_\_\_\_\_  
Declarant: Juan M Beiza & Marilyn Beiza Sanchez  
Description of Property: Lot 41, Block 3, Sandcreek Village Sec 2  
County Harris, Texas  
Date of Survey: April 20, 2001

"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 MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Juan M Beiza</u>.</p> <p>My date of birth is <u>05/23/1988</u>.</p> <p>and my address is <u>5307 sycamore villas dr</u> <u>Kingwood, Tx 77345</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p>  <p>Executed in <u>Harris</u> County, State of <u>TX</u>, on the <u>27th</u> day of <u>December</u>, 2024.</p> <p>Signed: <small>DocuSigned by:</small> <u>Juan M Beiza</u></p> <p>Declarant <small>BE0ACD6FFF45C...</small></p>	<p>My name is <u>Marilynn Beiza-Sanchez</u>.</p> <p>My date of birth is <u>11/16/1988</u>.</p> <p>and my address is <u>5307 sycamore villas dr</u> <u>Kingwood TX 77345</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p>  <p>Executed in <u>Harris</u> County, State of <u>TX</u>, on the <u>27th</u> day of <u>December</u>, 2024.</p> <p>Signed: <small>DocuSigned by:</small> <u>Marilynn Beiza</u></p> <p>Declarant <small>FCDEAD4AD1244A1...</small></p>
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