

**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: April 18, 2025 GF No. _____
Declarant: Maria B Fernandez
Description of Property: 247 Pine Cavern Dr
County Montgomery, Texas
Date of Survey: ~~8/28/2024~~ 10-12-2022

"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

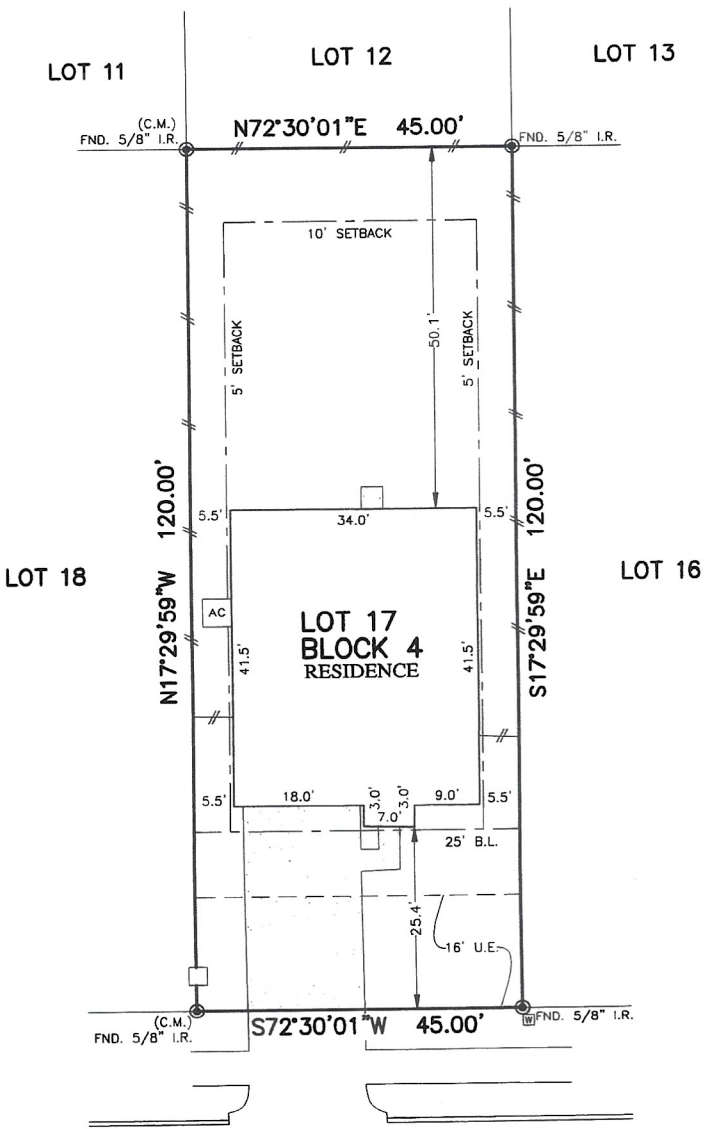
5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does 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>Maria B Fernandez</u>.</p> <p>My date of birth is _____.</p> <p>and my address is <u>247 Pine Cavern Dr, Willis,</u> <u>TX 77378</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Montgomery</u> County, State of <u>Texas</u>, on the <u>12</u> day of <u>October</u>, <u>2022</u>.</p> <p>Signed: _____ <u>Maria B Fernandez</u></p> <p>Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____</p> <p>_____</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed: _____</p> <p>Declarant</p>
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FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E. ACCESS EASEMENT	⊞ ELECTRIC BOX
EASEMENT	B.L.(C) 3 CAR BUILDING LINE	ST.M.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	⊞ PAD MOUNTED TRANSFORMER
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊞ FIBER OPTIC TELEPHONE PEDESTAL
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	⊞ GAS METER
CHAIN LINK FENCE	FF FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	⊞ WATER VALVE	⊞ CABLE PEDESTAL
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	⊞ FIRE HYDRANT	⊞ WATER METER
	PROP. PROPOSED	PVT. PRIVATE	⊞ MONUMENT	⊞ GUY ANCHOR
	C.M. CONTROL MONUMENT	FND. FOUND	⊞ I.R. IRON PIPE	⊞ MANHOLE & INLET
				⊞ VAULT



247
PINE CAVERN DRIVE
 (60' R.O.W.)
PLAT OF SURVEY
 SCALE: 1" = 20'

NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 3. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.
 4. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
 5. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "105" UNLESS OTHERWISE NOTED.

FOR: PULTE HOMES
 ADDRESS: 247 PINE CAVERN DRIVE
 ALLPOINTS JOB#: PH285320 BY: AF
 G.F.:
 JOB:
 FLOOD ZONE: X
 COMMUNITY PANEL:
 48339C0240G
 EFFECTIVE DATE: 08/18/2014
 LOMR: DATE:

LOT 17, BLOCK 4,
THE PINES AT SEVEN COVES, SECTION 2,
CAB Z, SHEET 7780, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 12TH
 DAY OF OCTOBER, 2022.

