

**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: 05/15/25 GF No. \_\_\_\_\_  
Declarant: Rebecca Steed  
Description of Property: ARTESIAN OAKS 02, BLOCK 1, LOT 44  
County Montgomery, Texas  
Date of Survey: February 18, 2009

"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.

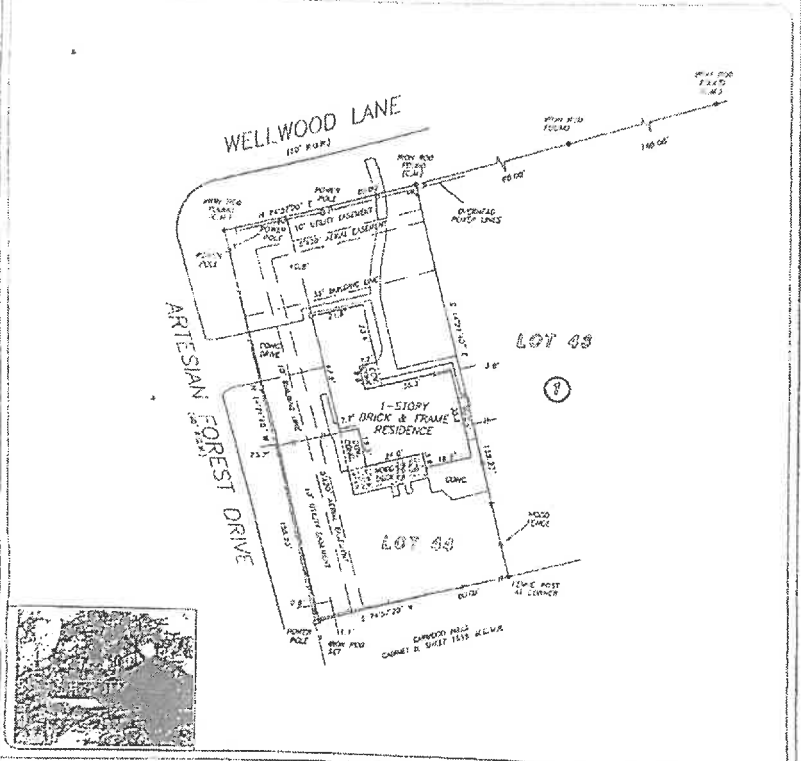
<p>My name is <u>Rebecca Steed</u>.</p> <p>My date of birth is <u>07/06/1989</u>.</p> <p>and my address is <u>210 Sunset Blvd, Conroe, TX</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Montgomery</u> County, State of <u>Texas</u>, on the <u>05/15/25</u> day of _____.</p> <p>Signed:  <u>Rebecca Steed</u> Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</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: _____ Declarant</p>
---	---

*K. R. Kay, W. L. W.*

PLAN, DIMENSIONS, LOCATION AND  
 NUMBER AND DISTANCE TO  
 SURROUNDING LOTS AND  
 DISTRICTS, BLOCKS AND  
 SECTIONS.

**LOT 44, BLOCK 1  
 ARTESIAN OAKS, SECTION 2**

ACCORDING TO THE MAP BEYOND HEREBY RECORDED  
 IN BOOK A, SHEET 1324 (FORMERLY BOOK 11, SHEET 10) OF THE MAPS  
 OFFICE OF MONTGOMERY COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FEMA  
 MAP NO. 13050-0484  
 DATED 08/01/1998

THIS IS A SURVEY OF THE PROPERTY OF THE  
 SURVEYOR AND DOES NOT REPRESENT THE  
 LOCATION OF ANY UTILITIES OR OTHER  
 FEATURES UNLESS SPECIFICALLY NOTED  
 THEREON.

A COMPLETE INVESTIGATION  
 HAS BEEN MADE OF THE SURVEY

THIS SURVEY COMPLIES WITH THE  
 REQUIREMENTS OF THE TEXAS  
 PROFESSIONAL LAND SURVEYOR ACT

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION  
 AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR  
 IN THE STATE OF TEXAS. I HAVE NOTED ALL  
 ENCUMBRANCES AFFECTING THE PROPERTY AND  
 HAVE SHOWN THEM ON THE SURVEY. I HAVE  
 ALSO NOTED ALL OTHER FEATURES AFFECTING THE  
 PROPERTY AND HAVE SHOWN THEM ON THE SURVEY.  
 I HAVE NOTED ALL OTHER FEATURES AFFECTING THE  
 PROPERTY AND HAVE SHOWN THEM ON THE SURVEY.

DATE: 02/20/2019  
 SURVEYOR: MICHAEL WILKINSON  
 LICENSE NO. 15445



	<p>ANGELA JACKSON 214-457-7100</p>	<p>MICHAEL WILKINSON 214-457-7100</p>	
<p><b>PRECISION SURVEYORS, INC.</b></p> <p>1-800-LAND-ONLY      214-457-7100        1-800-528-3707      248-221-6531-1807        1422 WARDING DRIVE SUITE 800 FORT WORTH, TEXAS 76102</p>			