

*Joanna C. Plopper*  
*Shane W. Plopper*

*Joanna C. Plopper*  
*Shane W. Plopper*

Survey Received  
 and Accepted By:  
 X *Shane W. Plopper* 7/23/19  
 X \_\_\_\_\_  
 X \_\_\_\_\_

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
  2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED BY ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY NORTH AMERICAN TITLE COMPANY UNDER G.P. NO. 144228-09-02322.
  3. UTILITY EASEMENT (6' SIDES/ 10' FRONT & REAR) PER C.F. NO. 8348581.
  4. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. NO. 2008075655.


HAWKHURST CIRCLE  
 (50' R.O.W.)

**PLAT OF SURVEY**  
 SCALE: 1" = 20'

FLOOD MAP:  
 THIS PROPERTY LIES IN ZONE "X"  
 AS DEPICTED ON COMMUNITY PANEL  
 No. 48339 C 0515 F, EFFECTIVE DATE: 12-19-06  
 \*THIS INFORMATION IS BASED ON GRAPHIC FLOODING  
 AND DOES NOT ASSUME RESPONSIBILITY FOR EXACT  
 DETERMINATION\*

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FOR: SHANE W. PLOPPER  
 JOANNA C. PLOPPER  
 ADDRESS: 166 HAWKHURST  
 CIRCLE  
 ALLPOINTS JOB #: E1121548 JP  
 G.F.: 114628-09-02322

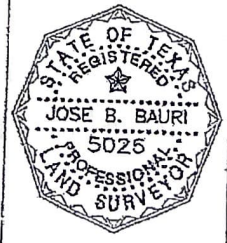


**ALLPOINTS SERVICES CORP**  
 PHONE 713-468-7107  
 FAX 713-927-1861

LOT 10, BLOCK 3,  
 VILLAGE of STERLING RIDGE, SECTION 93,  
 CAB. "Z", SHTS. 1279-1281, MAP RECORDS  
 MONTGOMERY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
 RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 9th  
 DAY OF FEBRUARY, 2010.

*Jose B. Bauri*



**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: 10/8/2025 GF No. \_\_\_\_\_  
Declarant: Purchasing Fund 2025-1, LLC  
Description of Property: 166 Hawkhurst Cir, Magnolia, TX 77354  
County Montgomery, Texas  
Date of Survey: 9/2/2010

"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 Purchasing Fund 2025-1, LLC.  
My date of birth is \_\_\_\_\_.  
and my address is \_\_\_\_\_  
\_\_\_\_\_.

I declare under penalty of perjury that the foregoin  
is true and correct.

Executed in Travis County, State of TX, on:

10/8/2025

Signed:

*Katie Collins - Authorized Signer*

Print Name

Purchasing Fund 2025-1, LLC