

**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: 11/4/2025 GF No. \_\_\_\_\_  
Declarant: Jose Villarreal Jr. and Samantha Villarreal  
Description of Property: DEER CREEK ESTATES, BLOCK 1, LOT 2, AMENDING PLAT NO 1  
County Fort Bend, Texas  
Date of Survey: September 20, 2020

"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

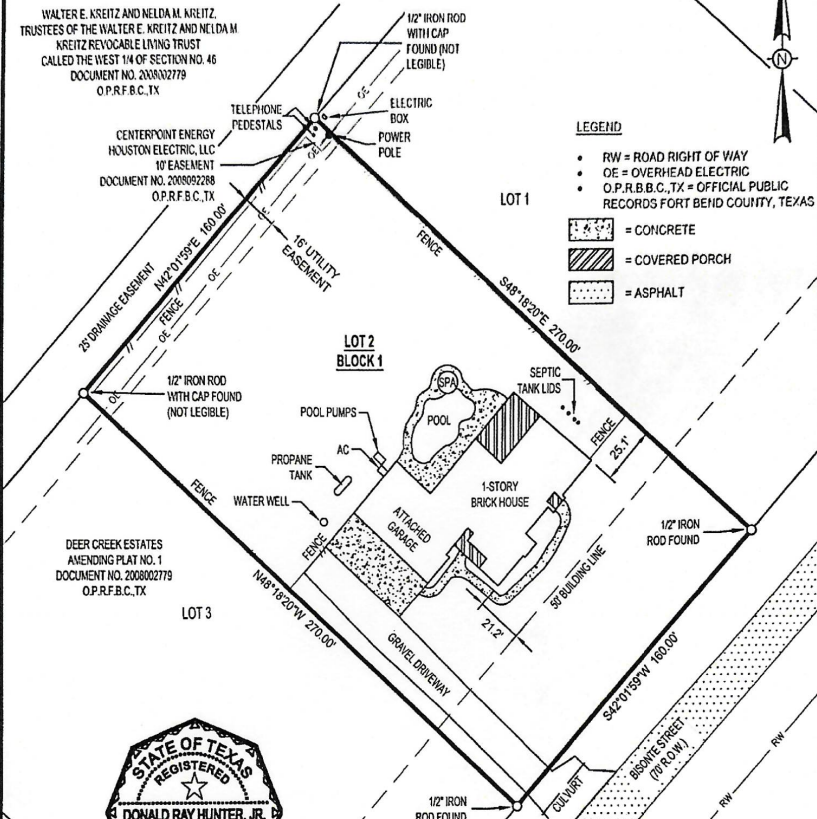
5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does 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>Jose Villarreal Jr.</u>. My date of birth is <u>12/28/1972</u>. and my address is <u>11810 Bisonte St</u> <u>Needville, TX 77461</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Fort Bend</u> County, State of <u>Texas</u>, on the <u>4th</u> day of <u>November</u>, 2025.</p> <p>Signed: <i>Jose M Villarreal</i></p> <p>Declarant Jose Villarreal</p>	<p>My name is <u>Samantha Villarreal</u>. My date of birth is <u>10/17/1983</u>. and my address is <u>11810 Bisonte St</u> <u>Needville, TX 77461</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Fort Bend</u> County, State of <u>Texas</u>, on the <u>4th</u> day of <u>November</u>, 2025.</p> <p>Signed: <i>Samantha Villarreal</i></p> <p>Declarant Samantha Villarreal</p>
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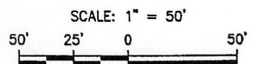
## FORT BEND COUNTY, TEXAS

### EDWARD ROBERTSON SURVEY, ABSTRACT NO. 80



All matters appearing hereon, including any encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: *Donald Ray Hunter, Jr.* Date: 10-1-2020  
 By: *[Signature]* Date: 10-1-2020



THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

*Donald Ray Hunter, Jr.* 09/20/2020  
 DONALD RAY HUNTER, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: SEPTEMBER 18, 2020  
 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, U.S. SURVEY FEET

PREPARED BY: HLS SERVICES, LLC  
 15803 ROSE PINE CT., CYPRESS, TX 77429  
 PHONE: (832) 690-9007  
 FIRM NO. 10194614

- NOTES:
- LAND SURVEY OF LOT 2, BLOCK 1, DEER CREEK ESTATES AMENDING PLAT NO. 1 IN FORT BEND COUNTY, TX RECORDED IN DOCUMENT NO. 20080002 O.P.R.F.B.C., TX
  - THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 022014657, EFFECTIVE AUGUST 12, 2020

<b>LAND SURVEY OF LOT 2, BLOCK 1 DEER CREEK ESTATES AMMENDIGN PLAT NO. 1</b>				
PROPERTY ADDRESS 11810 BISONTE STREET, NEEDVILLE, TX 77461 TX				
REV.	DATE	BY	DESCRIPTION	CHK.
PROJECT NO.		20-038		
DRAWN BY: DRH		DATE: 09/19/2020	DWG. NO.	REV.
CHECKED BY: DRH		DATE: 09/20/2020	20-038-01	0
SCALE: 1" = 50'		APP.: DRH		

