

**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: 10/24/2025 GF No. _____
Declarant: Don Edwin & Ruth Ann Sessions Revocable Trust (Megan Favre, Executor)
Description of Property: WDLNDS VIL PANTHER CK 01, BLK 3, LOT 32
County Montgomery, Texas
Date of Survey: 04/02/2002

"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:

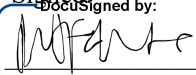
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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):

Inherited home via trust after father's passing

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.

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|--|--|
| <p>My name is <u>Megan Favre</u>.</p> <p>My date of birth is <u>05/10/1977</u>.</p> <p>and my address is <u>22 E Wedgemere Ct</u> <u>The Woodlands, TX 77381</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>24</u> day of <u>October</u>, <u>2025</u>.</p> <p>Signed: <small>Docusign</small> Signed by:  Declarant CA385496...</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> |
|--|--|

- LEGEND**
- UE Utility Easement
 - AE Aerial Easement
 - WLE Water Line Easement
 - BL Building Line
 - CP Covered Porch
 - ROW Right of Way
 - IP Iron Pipe
 - IR Iron Rod
 - /- Board Fence
 - x- Chain Link Fence
 - w- Wrought Iron Fence

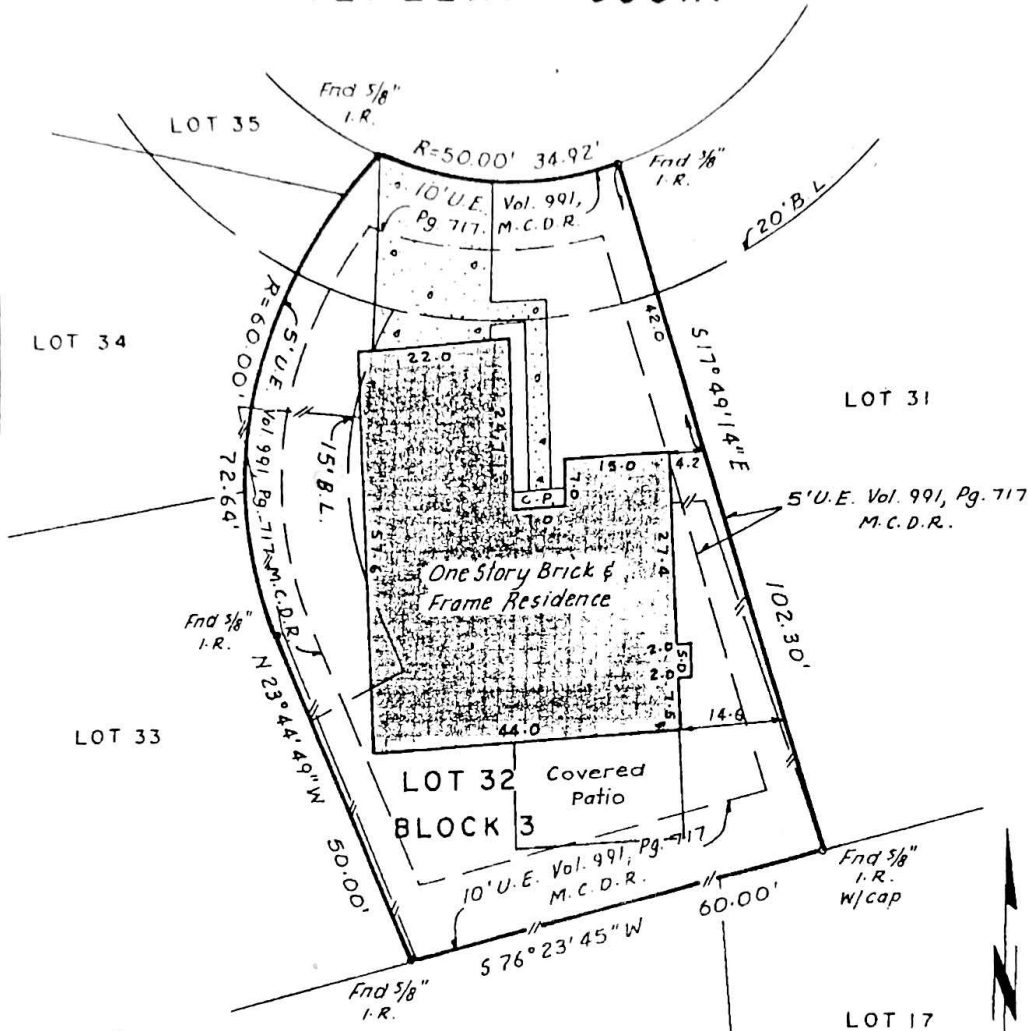
This property lies within Zone X, as per the Flood Insurance Rate Map
 Montgomery County, Community No 480483
 Panel No 0520 Suffix F Date 12-19-96

Revisions

Bearing Reference
 Recorded Plat
 B/107

Note: Zone X Indicates outside 100 year flood plain
 Zone AE Indicates inside 100 year flood plain.

YEWLEAF COURT



X *[Signature]* LOT 16
 X *[Signature]*

Lot 32 Block 3
 Addition VILLAGE OF PANTHER CREEK
 Section 1 Recorded In Cap. B, Sht. 107
 Montgomery County Map Records,
 Montgomery County, Texas

Purchaser Karleen Archer
 (Owner)
 Address 10 Yewleaf Court
The Woodlands Texas 77381
 G.F.# TX02-6738-H097

Scale 1"=20'
 Date 4-2-02
 Job #204004
 Key Map 251J
 Drawn P.R.



I, F.G. Huffman, a Registered Professional Surveyor in the State of Texas, hereby certify to:
 Purchaser; Wall Street Mortgage Co. & First American Title Co
 that this plat was made from an actual survey on the ground by me or under my
 direction; that no encroachments exist at the time of this survey unless reflected hereon;
 that said survey conforms to the current Texas Society of Professional Surveyors
 Standards and Specifications for a Category 1A, Condition 2 Survey.

HOU-TEX SURVEYING, INC.
 8302 Cheswick Drive
 Houston, Texas 77037
 Ph 281-447-7802 Fax 281-847-4504
 E-mail: FGHUFFMAN@aol.com

