

**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: 1-9-2025 GF No. \_\_\_\_\_  
Declarant: Nathan Bohy  
Description of Property: LT11 BLK4 Eldridge Park SCC Amend  
County HARRIS, Texas  
Date of Survey: \_\_\_\_\_

"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):

Extended and coated patio to 22 by 14'

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>Nathan Bohy</u>.</p> <p>My date of birth is <u>11-25-1997</u>.</p> <p>and my address is <u>28007 Harlow Meadow Lane</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Harris</u> County,          State of <u>Texas</u>, on the  <u>9</u> day of <u>November</u>, <u>2025</u>.</p> <p>Signed: <u>Nathan Bohy</u></p> <p>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: _____</p> <p>Declarant</p>
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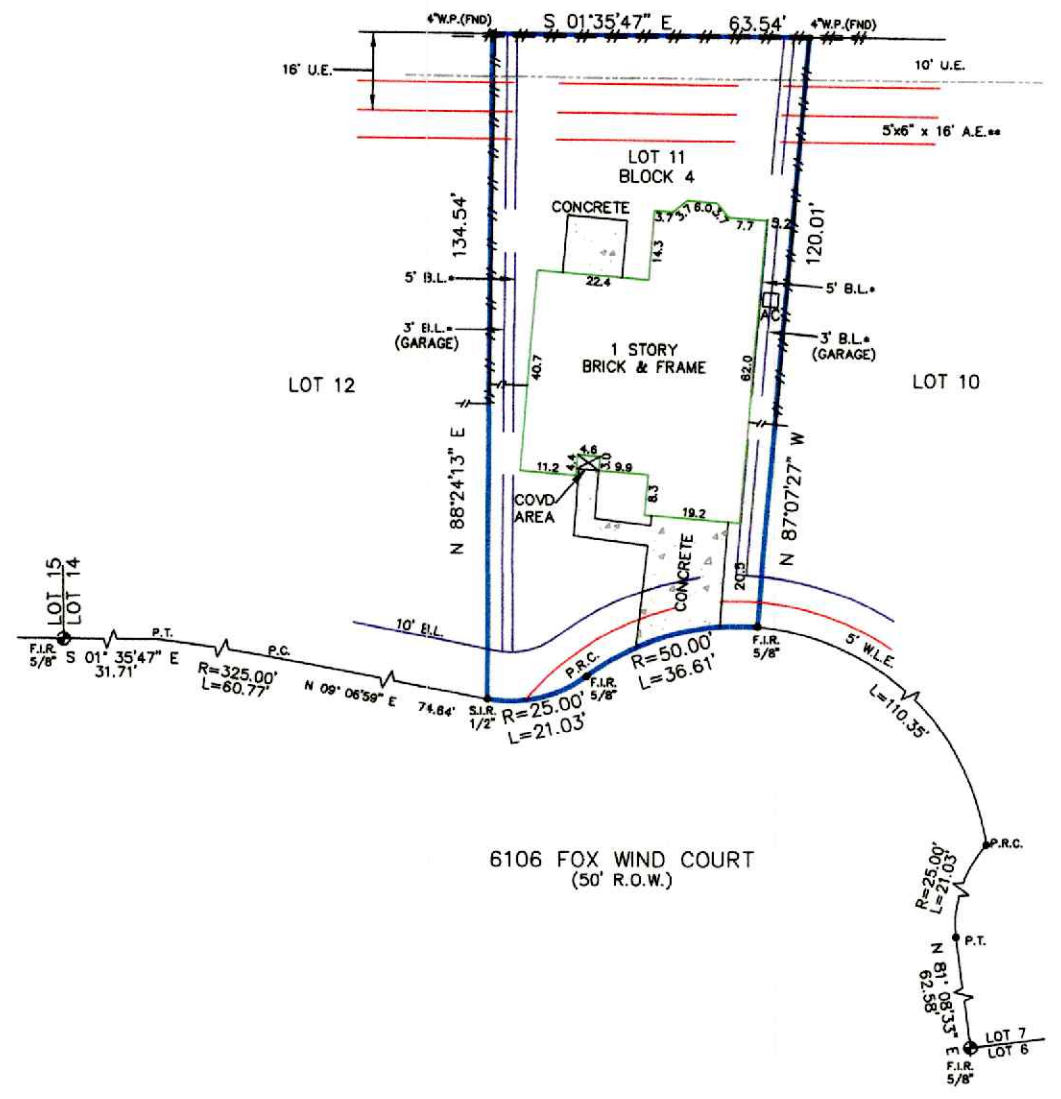
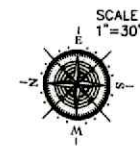
**LEGEND** \* ITEMS THAT MAY APPEAR IN \*

- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- B.P. = BEARS
- C.F.# = CLERK'S FILE NUMBER
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- FND. = FOUND
- F.P.P. = FOUND PINCHED PIPE
- M.P. = METAL POST
- M.U.E. = MUNICIPAL UTILITY EASEMENT
- P.A.E. = PERMANENT ACCESS EASEMENT
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.E. = POOL EQUIPMENT
- P.I. = POINT OF INTERSECTION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- P.P. = POWER POLE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.I.R. = SET IRON ROD
- S.S.E. = SANITARY SEWER EASEMENT
- S.M.S.E. = STORM SEWER EASEMENT
- U.T.S. = UNABLE TO SET
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.P. = WOODEN POST
- W.S.E. = WATER & SEWER EASEMENT

- NOT TO SCALE
- = GUY ANCHOR
- ⊙ = POWER POLE
- ⊕ = SERVICE DROP
- ⊗ = CONTROL MONUMENT
- = PROPERTY CORNER
- = PROPERTY LINE
- = EASEMENT LINE
- = BUILDING SETBACK LINE
- = BUILDING WALL
- = WOODEN FENCE
- = CHAIN LINK FENCE
- = METAL FENCE
- = WIRE FENCE
- = VINYL FENCE
- = OVERHEAD ELECTRIC POWER LINE

\*\* = RECORDED UNDER COUNTY CLERK'S FILE NO. P188914 & P237332, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS  
 \*\* = RECORDED UNDER HCOF NO. P462857

SHAH PANNA  
 C.F.# 20130334304



6106 FOX WIND COURT  
 (50' R.O.W.)

Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**  
 - BEARING BASIS: PLAT  
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
 - THIS SURVEY IS IDENTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS  
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES  
 - AGREEMENT WITH H.L.&P. FOR UNDERGROUND ELECTRIC SERVICE, C.F. #P359772

**LEGAL DESCRIPTION**  
 LOT 11, IN BLOCK 4, OF AMENDING PLAT ELDRIDGE PARK, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 357140 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

STEPHANIE COX  
 NATHAN BOHY  
 ADDRESS 6106 FOX WIND COURT

JOB # 2312045  
 DATE 12-6-23  
 CF# CTH-CYP-CTT23774895CS



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

**PRO-SURV**  
 P.O. BOX 1366, FRIENDSWOOD, TX 77549  
 PHONE: 281-996-1113 FAX: 281-996-0112  
 EMAIL: ORDERS@PROSURV.NET  
 T.B.P.E.L.S. FIRM #10119300  
 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION  
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