

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: January 1, 2026 GF No. _____

Declarant: Bryan Dodson, Mirian Dodson

Description of Property: 3 Belcarra Place, The Woodlands 77382

County Montgomery, Texas

Date of Survey: August 5, 2014

"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, decks, 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):

Flagstone in concrete paving in the backyard

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.

Form T-47.1

Sec. V

Effective November 1, 2024

TXR 1957

WOODLANDS REALTY LLC, 158 S. QUEENSCLIFF CIRCLE THE WOODLANDS TX 77382

Cindy Watson

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

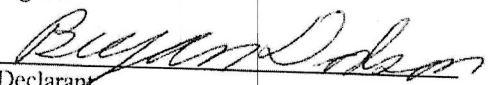

Phone: 832.515.8673

Fax: 888.317.4944

www.lwolf.com

3 Belcarra Place

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>Bryan Dodson</u>. My date of birth is <u>14 June 1962</u>. and my address is <u>3 Belcarra Pl</u> <u>The Woodlands, TX 77382</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>1st</u> day of <u>January</u>, 20<u>26</u>.</p> <p>Signed:  Declarant</p>	<p>My name is <u>Mirian Dodson</u>. My date of birth is <u>11/31/1960</u>. and my address is <u>3 Belcarra Place</u> <u>The Woodlands, TX 77382</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>1</u> day of <u>January</u>, 20<u>26</u>.</p> <p>Signed:  Declarant</p>
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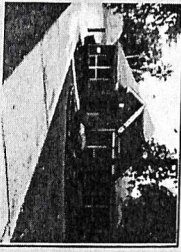


DRAWN BY: LM

D.L.L. = DISCREPANCY, GAINING LINE
RECORD BEARING: CHANGE IN SHEET 12, BLOCK 4

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS FOUND AT THE ENDOCHORDS APPARENT FOR THE USE AND CONFIDENCE OF THE PUBLIC, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS AND REGULATIONS PROVIDED IN THE ABOVE TITLES AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS.

TERMINAL USE:
NO. 4981
AUGUST 5, 2014



OF NO. 122000496 PROVIDENCE TITLE
ADDRESS: 3 BELCARRA PLACE
THE WOODLANDS, TEXAS 77382
BORROWER: BRYAN LEE DODDSON AND
MIRIAM DODDSON

**LOT 32, BLOCK 3
AMENDING PLAT
THE WOODLANDS, VILLAGE OF
ALDEN BRIDGE, SECTION 58**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET K, SHEET 177 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

