

**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: 08/01/2025 GF No. _____
Declarant: Dave Dube
Description of Property: 691 County Road 351, Alvin, TX 77511
County Brazoria, Texas
Date of Survey: 06/09/1998

"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):

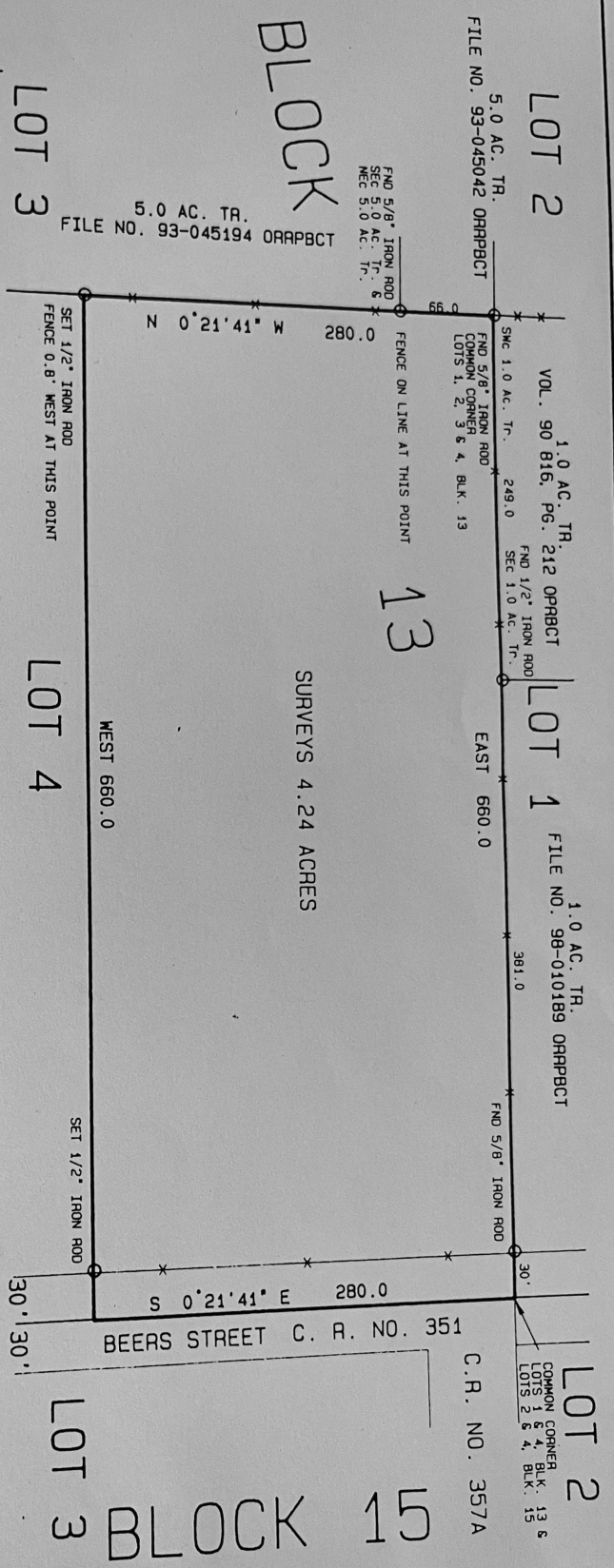
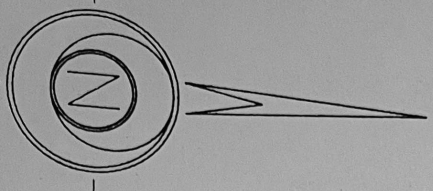
NONE

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>Dave Dube</u> My date of birth is _____ and my address is _____</p>	<p>My name is _____ My date of birth is _____ and my address is _____</p>
<p>I declare under penalty of perjury that the foregoing is true and correct.</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p>
<p>Executed in <u>Brazoria</u> County, State of <u>Texas</u>, on the <u>31</u> day of <u>July</u>, <u>2025</u>.</p>	<p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p>
<p>Signed:  Declarant</p>	<p>Signed:  Declarant</p>

1" = 100'



SURVEY MAP SHOWING 4.24 ACRES OF LAND, OUT OF LOT 4, BLOCK 13 OF HALL'S ADDITION TO ALVIN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 304, DEED RECORDS, BRAZORIA COUNTY, TEXAS, SITUATED IN THE I. & G. N. R. R. COMPANY, SURVEY, SECTION 25, ABSTRACT 620, BRAZORIA COUNTY, TEXAS.

This survey was made on the ground on June 9, 1998, under my supervision and conforms to the Texas Professional Land Surveying Practices Act and the General Rules of Procedures and Practices of the Texas Board of Professional Land Surveying, as revised September 1995.

Freddy A. Gormly

Freddy A. Gormly, Registered Professional Land Surveyor No. 1918
 P. O. Box 862, Alvin, Texas 77512-0862 Phone (281) 331-0883

Source of bearing based along the north line of Lot 4, Block 13.
 Meters and Bounds attached hereto.

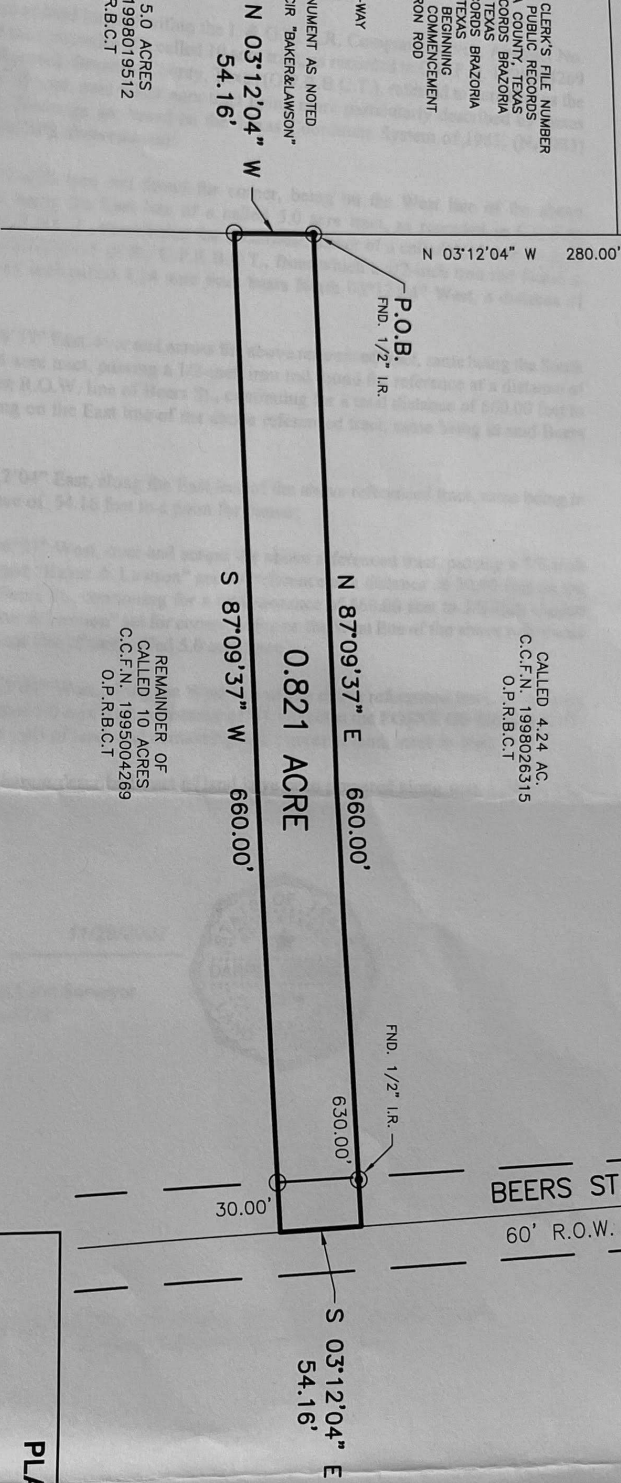


BRAZORIA COUNTY, TEXAS
I. & G.N. R.R.
COMPANY SURVEY
ABSTRACT 620

LEGEND

- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
- BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- C.I.R. = CAPPED IRON ROD
- I.R. = IRON ROD
- I.P. = IRON PIPE
- F.N.D. = FOUND
- R.O.M. = RIGHT-OF-WAY
- R.C. = RAIL
- P.C. = PAGE
- = FOUND MONUMENT AS NOTED
- = SET 5/8" CIR "BAKER&LAWSON"

CALLED 5.0 ACRES
 C.C.F.N. 1998019512
 O.P.R.B.C.T

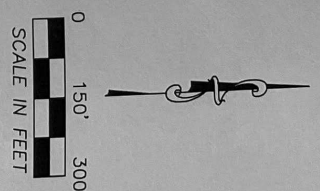
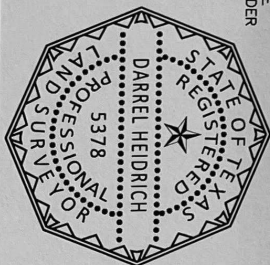


CALLED 4.24 AC.
 C.C.F.N. 1998026315
 O.P.R.B.C.T

REMAINDER OF
 CALLED 10 ACRES
 C.C.F.N. 1995004269
 O.P.R.B.C.T

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE ON THE GROUND, UNDER
 MY SUPERVISION.

Darrel Heidrich
 DARREL HEIDRICH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5378
 DATE 11/29/2022



PLAT OF SURVEY
0.821 ACRE

BEING A PORTION OF THE
 REMAINDER OF
 A CALLED 10 AC. TRACT
 C.C.F.N. 1995004269
 O.P.R.B.C.T
 LOCATED IN THE
 I. & G.N. R.R. COMPANY SURVEY
 ABSTRACT 620
 BRAZORIA COUNTY, TX



Baker & Lawson Inc.
 4005 Technology Dr., Suite 1530
 Angleton, TX 77515
 Phone # 979-646-6681 · www.bakerlawson.com
 Licensed Surveying Firm No. 10052500

JOB NO.: DUBE	SCALE: 1" = 100'	DATE: 11/29/2022
DWG. NO.: DUBE A.H.DWG	DRAWN BY: A.H.	CHK. BY: DBH

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE
 INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS
 RESTRICTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE
 FORMER EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN
 PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS, RESTRICTIONS OR OTHER
 ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
 BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983,
 (83) SOUTH CENTRAL ZONE. PER GPS OBSERVATIONS.
 SURVEY PLAT IS PREPARED ALONG WITH A WRITTEN DESCRIPTION OF SAME DATE.
 EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.