

**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: 01/05/2026 GF No. \_\_\_\_\_  
Declarant: Angela Davis, Patrick Davis  
Description of Property: HIGH MEADOW RANCH 03, BLOCK 2, LOT 6  
County Montgomery, Texas  
Date of Survey: 02/26/1999

"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.

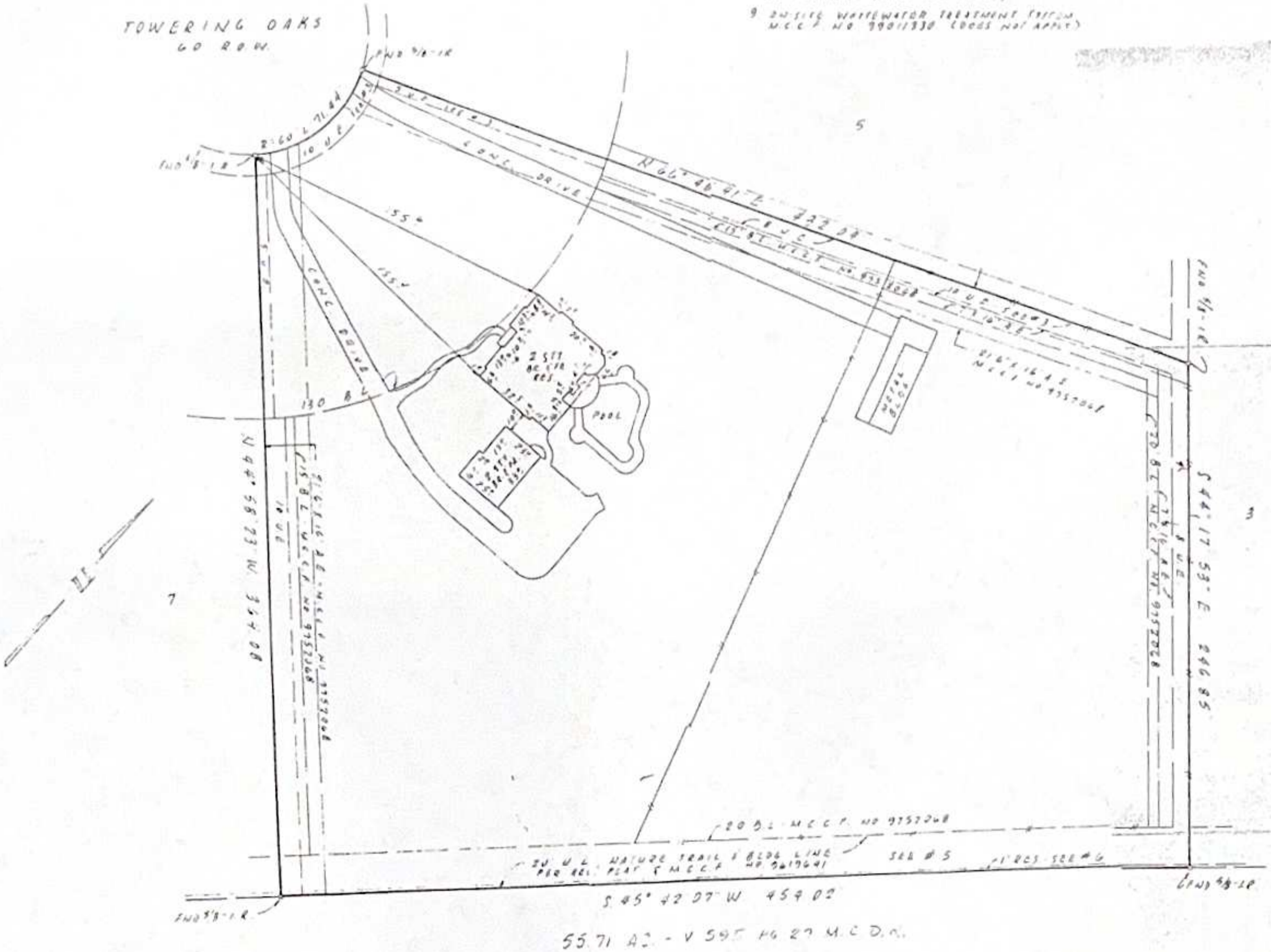
<p>My name is <u>Angela Davis</u>.</p> <p>My date of birth is <u>10/09/1974</u>.</p> <p>and my address is <u>1019 Towering Oaks St,</u> <u>Magnolia, TX 77355</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Montgomery</u> County, State of <u>Texas</u>, on the <u>5th</u> day of <u>January</u>, <u>2026</u>.</p> <p>Signed: <u>Angela Davis</u></p> <p><small>Declaration ID: DA6A043E...</small></p>	<p>My name is <u>Patrick Davis</u>.</p> <p>My date of birth is <u>09/24/1974</u>.</p> <p>and my address is <u>1019 towering oaks st, magnolia tx 77355</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>Tx</u>, on the <u>5</u> day of <u>January</u>, <u>2026</u>.</p> <p>Signed: <u>Patrick Davis</u></p> <p><small>Declaration ID: E771D4BB...</small></p>
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THIS SURVEY WAS PERFORMED  
 IN ACCORDANCE WITH THE  
 COMMITMENT PROVIDED BY  
 COMMERCIAL LAND TITLE  
 CO. NO. DINSOUTH

BY GRAPHIC PLOTTING ONLY THE  
 PROPERTY SHOWN HEREON DOES NOT  
 LIE WITHIN THE DESIGNATED 100 YD  
 FLOOD PLAIN. NO DETERMINATION IS  
 MADE AS TO WHETHER PROPERTY WILL  
 BE WILL NOT ACTUALLY FLOOD.  
 FIRM PANEL NO. 480485 0470 F  
 2011E X DATED 12-19-96

- NOTES: BOUNDARIES ARE BASED ON  
 RECORDED PLAT
- PROPERTY SUBJECT TO:
1. RESTRICTIONS, CAB J SHEET 112 M.C.M.R.  
 M.C.C.F. NO. 9552068
  2. 20' U.L. EXCLUSIVE ACCESS EASEMENT, M.C.C.F. NO. 9552068 (DOES NOT APPLY TO SUBJECT PROPERTY)
  3. U.L. EASEMENT FOR REC. FEEL. M.C.C.F. NO. 9552068
  4. ELECTRIC DISTRIBUTION EASEMENT GRANTED TO H.L. (P) M.C.C.F. NO. 9649708 (DOES NOT APPLY)
  5. 20' U.L. ROAD ACCESS, PIPES AND DRILL SITE, EASEMENT, M.C.C.F. NO. 9552068 (DOES NOT APPLY TO SUBJECT PROPERTY)
  6. A 1' RESERVE SO THAT NO LOT SHALL BE USED AS ACCESS TO ADJOINING PROPERTY. M.C.C.F. NO. 9552068
  7. DRILL SITE DESIGNATION AGREEMENT M.C.C.F. NO. 9552068
  8. NON-EXCLUSIVE ACCESS EASEMENT, M.C.C.F. NO. 9552068 (DOES NOT APPLY)
  9. 20' U.L. WASTEWATER TREATMENT EFFLUENT, M.C.C.F. NO. 9901330 (DOES NOT APPLY)

TOWERING OAKS  
 60' R.O.W.



BORROWER: MARK E. & RHONDA LEWIS  
 ADDRESS NO. 1019 TOWERING OAKS  
 MAGNOLIA, TX. 77355

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
 FINDINGS OF A BOUNDARY SURVEY MADE UNDER MY  
 SUPERVISION ON THIS DAY AND IS CORRECT TO THE  
 BEST OF MY KNOWLEDGE AND THAT THERE WERE  
 NO APPARENT ENCROACHMENTS AT THE TIME OF  
 THE SURVEY, UNLESS SHOWN OR NOTED OTHERWISE.  
 DATED THIS 26TH DAY OF FEB. 1999

*David A. Hoskins*  
 DAVID A. HOSKINS - TEXAS REG. # 2789

PLAT OF SURVEY  
 OF  
 LOT 6 BLOCK 2  
 HIGH MEADOW RANCH, SECTION 3  
 CAB J SHEET 112 M.C.M.R.  
 MAGNOLIA, MONTGOMERY CO., TEXAS  
 SCALE: 1"=40'  
 JAN 28, 1999  
 FINAL MAY 1, 2001

X *Patricia*  
 X *Angela Davis*