

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: 2-7-2026 GF No. _____
Declarant: Alexander and Linda Fiato
Description of Property: WDLNDS VIL STERLING RIDGE 15, BLOCK 1 Lot 61
County Montgomery, Texas
Date of Survey: 8-2-2023

"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:

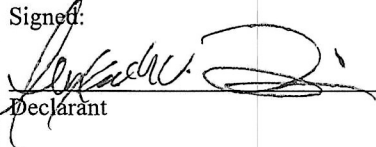

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I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

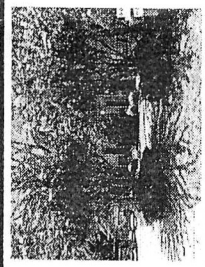
EXCEPT for the following (If None, Insert "None" Below):

added 27x14 Concrete pad

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>ALEXANDER FIATO</u>.</p> <p>My date of birth is <u>5/5/70</u>.</p> <p>and my address is <u>3 GRAYLIN WOODS PL</u> <u>SPRING, 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>7TH</u> day of <u>FEBRUARY</u>, <u>2026</u>.</p> <p>Signed:  Declarant</p>	<p>My name is <u>Linda Fiato</u>.</p> <p>My date of birth is <u>3/11/70</u>.</p> <p>and my address is <u>3 Graylin Woods Place</u> <u>Spring 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>7TH</u> day of <u>February</u>, <u>2026</u></p> <p>Signed:  Declarant</p>
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LEGEND

○ 1/2" ROD FOUND	□ FENCE POST
○ 1/2" ROD SET	□ FOR CORNER
○ 1" PIPE FOUND	□ CONTROLLING
○ 1" PIPE FOUND/SET	□ CM MONUMENT
⊗ 1/4" POINT FOR CORNER	□ AIR
⊗ 5/8" ROD FOUND	□ PE EQUIPMENT
T TRANSFORMER	● POWER POLE
■ COLUMN	△ OVERHEAD ELECTRIC
▲ UNDERGROUND ELECTRIC	— OHF — OVERHEAD ELECTRIC POWER
— DES — OVERHEAD ELECTRIC SERVICE	— ASP — EDGE OF ASPHALT
— GRAV — EDGE OF GRAVEL	— ST — STONE
— CH — CHAIN LINK	— CON — CONCRETE
— W — WOOD FENCE 0.5' WIDE TYPICAL	— COV — COVERED AREA
— DS — DOUBLE SIDED WOOD FENCE	— BR — BRICK

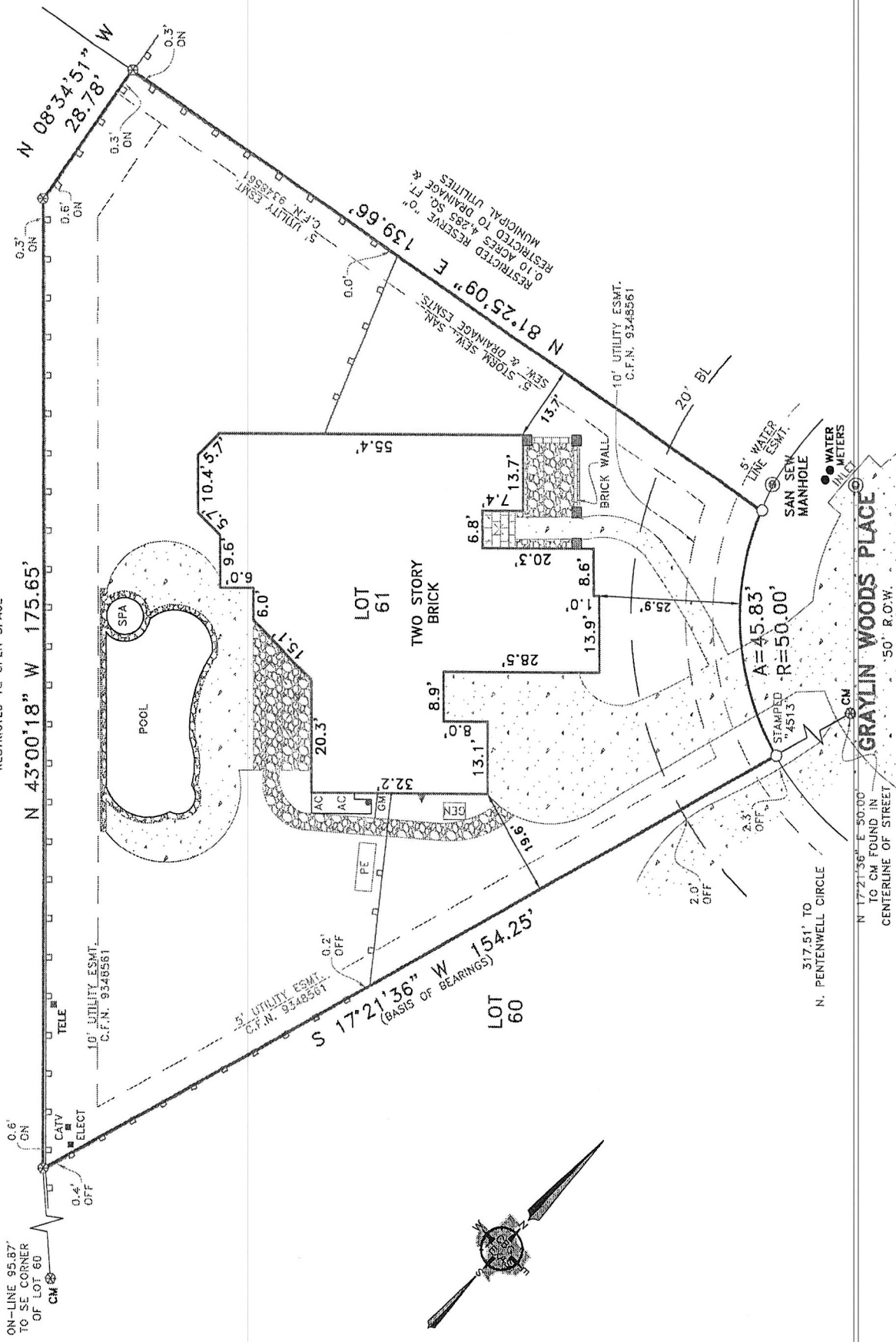
EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: CAB. R. SHEET 107; CF. NO(S). 9348561, 2002-041291, 2002-041292, 2002-123662, 2005-026830, 2008-024822 and 2009-116493

3 Graylin Woods Place

Lot 61, in Block 1, THE WOODLANDS VILLAGE OF STERLING RIDGE, SECTION FIFTEEN (15), an addition in Montgomery County, Texas, according to the Map or Plat thereof, recorded in Plat Cabinet R, Sheet 107, of the Map Records of Montgomery County, Texas.

RESTRICTED RESERVE "N"
0.72 ACRES 31,496 SQ. FT.
RESTRICTED TO OPEN SPACE



CBG
SURVEYING TEXAS LLC

JOSH CONNALLY
REGISTERED SURVEYOR
No. 5706

1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
www.cbgtllc.com

Drawn By: **RPK**

Scale: **1" = 20'**

Date: **08/02/2023**

GF NO.:
FTH-12-FAH
23008117N

Job No. **2312230**

This survey is made in conjunction with the information provided by Fidelity National Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate representation of the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as shown; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: *[Signature]*
Purchaser

Date: *[Signature]*
Purchaser

NOTES: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C05056, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

GRAYLIN WOODS PLACE
50' R.O.W.

N 17°21'36" E 50.00'
TO CM FOUND IN
CENTERLINE OF STREET

317.51' TO
N. PENTENWELL CIRCLE

A=45.83'
R=50.00'

STAMPED
4513

LOT 60

S 17°21'36" W 154.25'
(BASIS OF BEARINGS)

TWO STORY
BRICK

N 81°25'09" E 139.66'

LOT 61

N 43°00'18" W 175.65'

N 08°34'51" W 28.78'