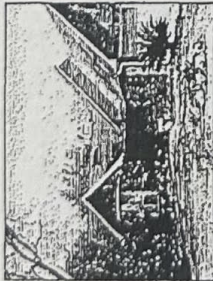


ROY A. PEDEN AND JANET A. PEDEN

8303 PLUM LAKE DRIVE
HOUSTON, TEXAS 77095



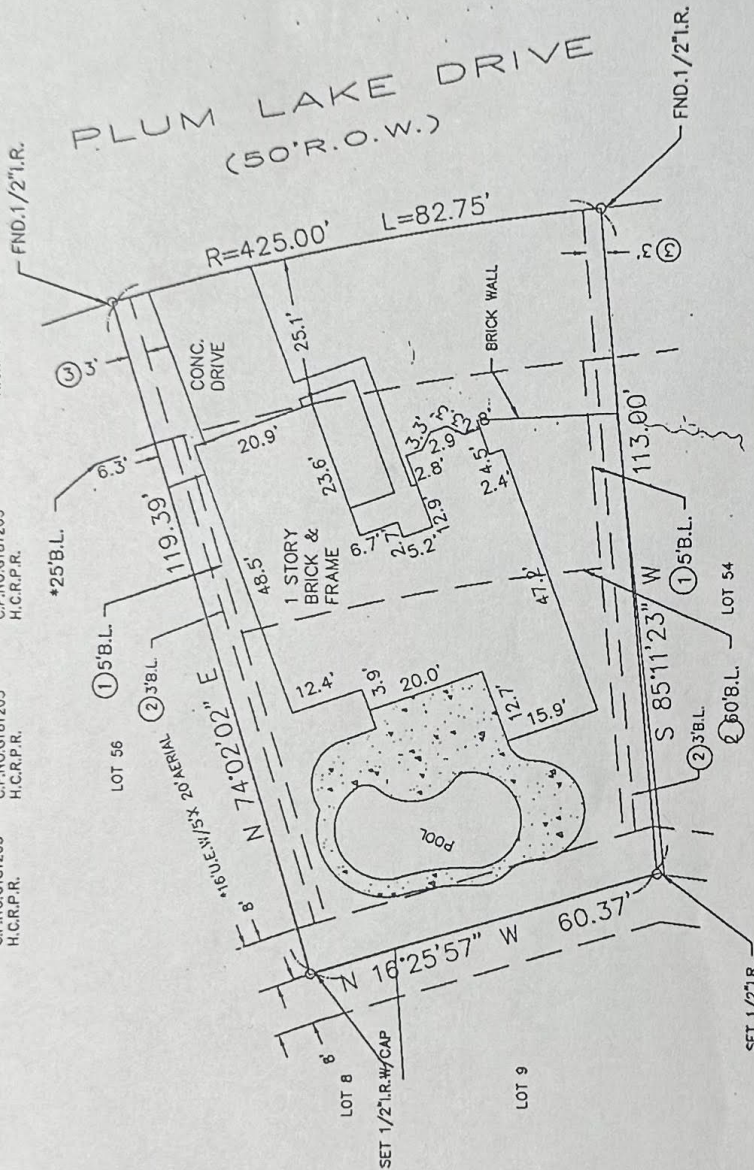
AGREEMENT
C.F. NO. G140050
H.C.R.P.R.

AUDIO & VIDEO
COMMUNICATION
C.F. NO. G140050
C.F. NO. G181205
H.C.R.P.R.

① BUILDING SET BACK
LINE
C.F. NO. G140050
C.F. NO. G181205
H.C.R.P.R.

② BUILDING SET BACK LINE
FOR DETACHED GARAGE
C.F. NO. G140050
C.F. NO. G181205
H.C.R.P.R.

③ DRAINAGE EASEMENT
C.F. NO. G140050
C.F. NO. G181205 & J917329
H.C.R.P.R.



SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE. SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY.

ALL BEARINGS AS TO PLAT, DEED, OR ASSUMED.
ALL ABSTRACTING BY TITLE COMPANY THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY.
GRAPHIC PLOTTING ONLY AS TO FLOOD DETERMINATION.

SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR

* AS PER ANY AND ALL PLAT © 2003 ZONING ORDINANCE

The above tract of land is not located in a flood prone area as to the National Flood Insurance Program, Community-Panel No. 480201C- B420L ZONE X. 6-9-06
The Surveyor makes no guarantee that the property will or will not flood.

I hereby certify that the above is a representation of an actual survey made on the ground under my supervision.



STARTEX TITLE COMPANY
Clerk: Sherry Mock
8711 Highway 6 North Suite 100
Houston, Texas 77095
(281) 656-3700 Fax (281) 656-3701

THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY

G.F. NO. 620064

SUBDIVISION: COPPERFIELD MIDDLEGATE VILLAGE SECTION: 2

SURVEY: N/A

ABSTRACT NO: N/A

SCALE: 1" = 20' LOT: 55 BLOCK: 54

U.S. SURVEYING COMPANY, INC.
A Professional Land Surveying Company
321 Century Plaza Drive Suite 105 Houston, Texas 77073
(281) 443-9288 FAX (281) 443-9224

REF. V.304 P. 74

M.R. DATE 3-14-08

COUNTY: HARRIS STATE: TEXAS

JOB NO. 09-5179

DRAWN BY: LGS

Matthe / Blagden
Christa S Blagden

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: 08/19/2026 GF No. 620064
Declarant: Matthew J. Blagdon and Christa Shaw
Description of Property: 8303 Plum Lake Drive, Houston, TX 77095
County Harris County, Texas
Date of Survey: 03/14/2008

"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.

My name is <u>Matthew J. Blagdon</u> My date of birth is _____ and my address is _____	My name is <u>Christa Shaw</u> My date of birth is _____ and my address is _____
I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Harris</u> County, State of <u>Texas</u>, on the <u>19th</u> day of <u>August</u>, <u>2026</u>. Signed:  dotloop verified 08/19/26 11:02 AM CDT AEDW-NQN7-53QC-3GVL Declarant	I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Harris</u> County, State of <u>Texas</u>, on the <u>19th</u> day of <u>August</u>, <u>2026</u>. Signed:  dotloop verified 08/19/26 11:09 AM CDT O1FB-CZZA-JDSG-OGF4 Declarant