

**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: 03/09/2026 GF No. _____
Declarant: PAUL FAMILY TRUST
Description of Property: 2011 Reagan Ct, Bryan, TX 77802
County Brazos, Texas
Date of Survey: 5/4/2021

"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):

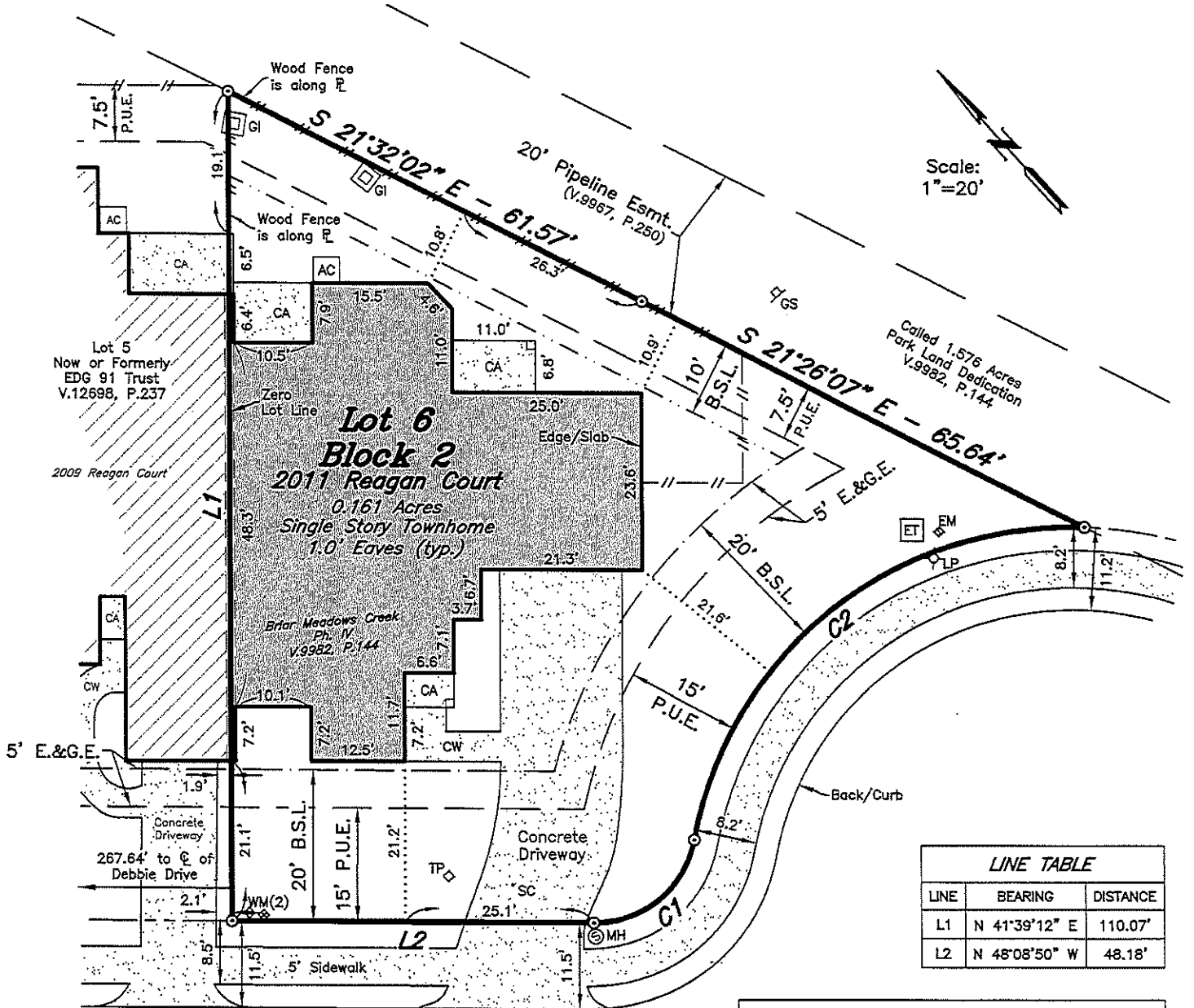
none

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>Stephen Paul</u>.</p> <p>My date of birth is <u>03041951</u>.</p> <p>and my address is <u>2011 Reagan</u> <u>Bryan, TX</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Brazos</u> County, State of <u>Texas</u>, on the _____ day of <u>03/09/2026</u>, _____.</p> <p>Signed: <u>Stephen Paul</u> Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____ _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed: _____ Declarant</p>
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Note: Building Setback Lines per City of Bryan Code of Ordinances.



Reagan Court
 50' R.O.W. ~ 27' Asph. Pvmnt.
 V.9982, P.144

All of Lot Six (6), Block Two (2), BRIAR MEADOWS CREEK SUBDIVISION, PHASE IV, an addition to the City of Bryan, Brazos County, Texas, according to the Plat thereof recorded in Volume 9982, Page 144, of the Official Public Records of Brazos County, Texas.

- The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 9982, Page 144, of the Official Public Records of Brazos County, Texas.
- Survey is valid only if print has original seal and signature of Surveyor.
- Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of the title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.
- There are no visible improvements other than those shown hereon.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.

Owner: EDG 91 TRUST

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on March 4, 2021.

- LEGEND**
- ⊙ - 1/2" Iron Rod Found (CM)
 - B.S.L. - Building Setback Line
 - E.&G.E. - Electric & Gas Easement
 - P.U.E. - Public Utility Easement
 - CA - Covered Concrete Area
 - CM - Controlling Monument
 - CW - Concrete Walkway
 - EM - Electric Meter
 - ET - Electrical Transformer Box
 - GI - Grate Inlet (on conc.)
 - GS - Gas Sign (Atmos)
 - LP - Light Pole
 - MH - Manhole (Sanitary Sewer)
 - PW - Party Wall (1.2' wide)
 - SC - Sewer Cleanout
 - TP - Telephone Pedestal
 - WM - Water Meter
 - - Indicates perp. distance from R to Slab
 - //-- - Wood Fence

