

3-10-14  
 (3)

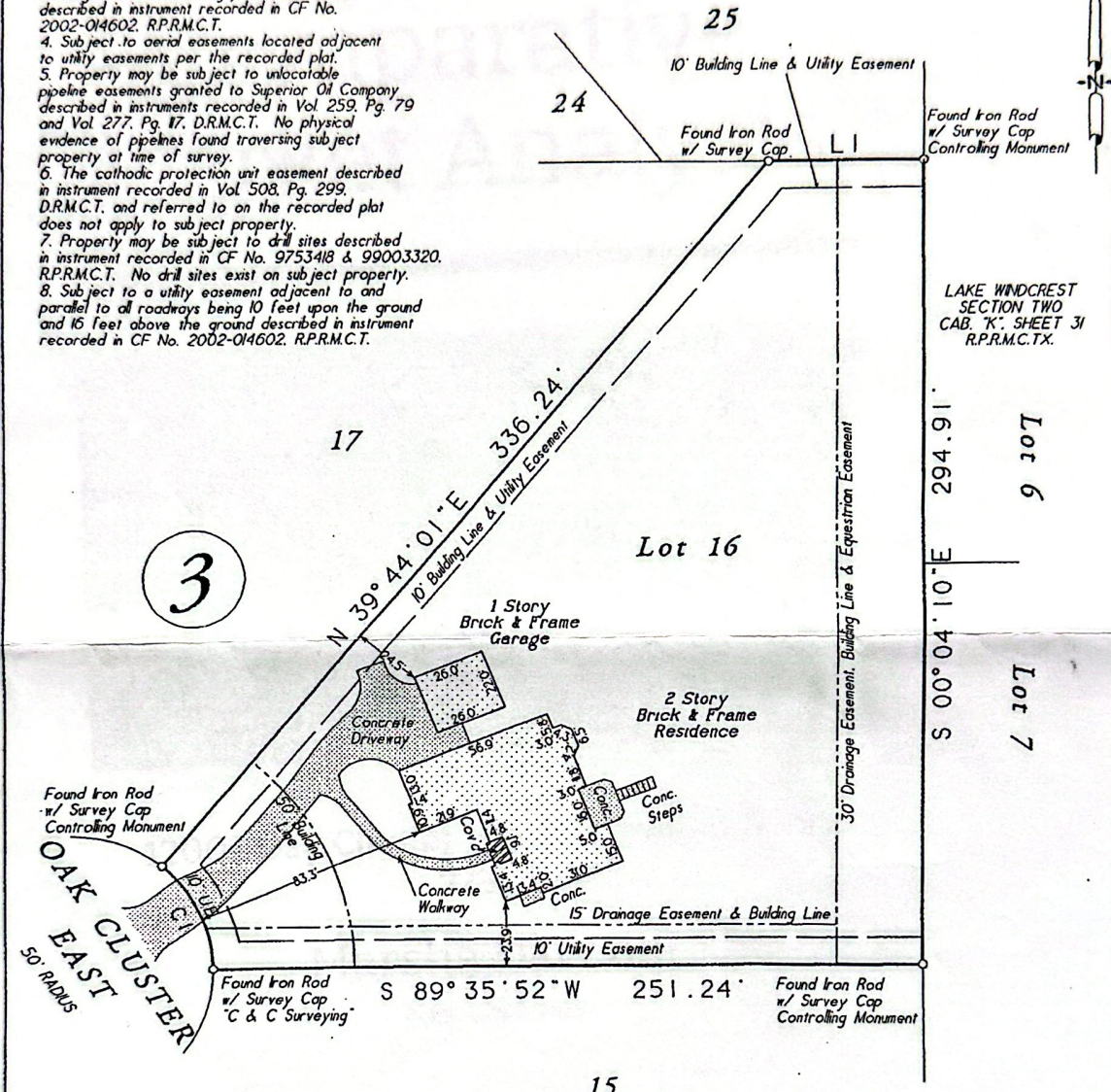
Y Zena L. Lawrence  
 Y Masha R. Daumen

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	49° 51' 51"	50.00'	43.51'	23.24'	42.15'	N 25° 19' 57" W
LINE	BEARING	DISTANCE				
L 1	S 90° 00' 00" E	53.98'				

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0485 F dated December 19, 1996.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

- Notes:
1. Basis of bearings: Recorded Plat.
  2. Easements and building lines as shown are per the recorded plat unless stated otherwise.
  3. Subject to aerial and guy wire easements described in instrument recorded in CF No. 2002-014602, R.P.R.M.C.T.
  4. Subject to aerial easements located adjacent to utility easements per the recorded plat.
  5. Property may be subject to unlocatable pipeline easements granted to Superior Oil Company described in instruments recorded in Vol. 259, Pg. 79 and Vol. 277, Pg. 17, D.R.M.C.T. No physical evidence of pipelines found traversing subject property at time of survey.
  6. The cathodic protection unit easement described in instrument recorded in Vol. 508, Pg. 299, D.R.M.C.T. and referred to on the recorded plat does not apply to subject property.
  7. Property may be subject to drill sites described in instrument recorded in CF No. 9753418 & 99003320, R.P.R.M.C.T. No drill sites exist on subject property.
  8. Subject to a utility easement adjacent to and parallel to all roadways being 10 feet upon the ground and 16 feet above the ground described in instrument recorded in CF No. 2002-014602, R.P.R.M.C.T.



Lot Sixteen (16), Block Three (3), of the Final Plat of THOUSAND OAKS, Section Three (3), an addition in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet R, Sheet 96, of the Map Records of Montgomery County, Texas.

Date: February 9, 2006	CF No. 000420324
Job No. 05-0602	Scale: 1" = 50'
Address: 12002 Oak Cluster East	Drawn By: RT/JH
City, State: Magnolia, Texas	Zip: 77354
	Rev: 0

**C & C Surveying, Inc.**

7424 P.M. 1488, Suite A, Magnolia, Texas 77354  
 Office: 281-259-4377 Metro: 281-356-5172  
 Fax: 281-356-1935



R.P.L.S. Seal

Certified To: Chicago Title Insurance Company  
 Client: James G. Wallace

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION III SURVEY, AND THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.

*Steven L. Crews*  
 Steven L. Crews R.P.L.S. # 4141

**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: 03/25/2026 GF No. \_\_\_\_\_  
Declarant: Marsha Davenel and Marsha Davenel  
Description of Property: 12002 Oak Cluster E, Magnolia, TX 77354  
County Montgomery, Texas  
Date of Survey: 02/09/2006

"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):

Added fence and storage shed
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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>Marsha Davenel</u> My date of birth is <u>01/31/1953</u> and my address is <u>12002 Oak Cluster East, Magnolia</u> <u>TX 77354</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>25</u> day of <u>March</u>, <u>2026</u>.</p> <p>Signed:  Declarant</p> <p><small>dotloop verified 03/25/26 2:53 PM CDT SG8J-Z6KH-JVEK-VJDS</small></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>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed:  Declarant</p>
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