

**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: 03/31/2026 GF No. \_\_\_\_\_  
Declarant: Tiffany Cudmore, Julian Cudmore  
Description of Property: HIGH MEADOW RANCH 11-A, BLOCK 2, LOT 1, ACRES 0.992  
County Montgomery, Texas  
Date of Survey: 05/17/2005

"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:

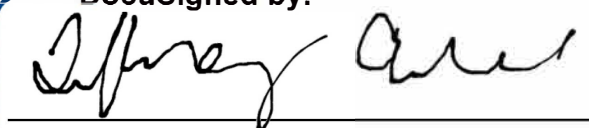
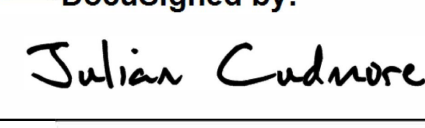
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I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

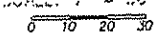
EXCEPT for the following (If None, Insert "None" Below):

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>Tiffany Cudmore</u>.</p> <p>My date of birth is <u>13 April 1980</u>.</p> <p>and my address is <u>28742 Champions Drive,</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>3</u> day of <u>April</u>, <u>2026</u>.</p> <p>Signed: DocuSigned by:  Declarant 3B495948DFC64F2...</p>	<p>My name is <u>Julian Cudmore</u>.</p> <p>My date of birth is <u>05 April 1969</u>.</p> <p>and my address is <u>28742 Champions Drive</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>Magnolia</u>, on the <u>31</u> day of <u>Marvh</u>, <u>2026</u>.</p> <p>Signed: DocuSigned by:  Declarant E67A6889D06B419...</p>
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\*-1 per the recorded subdivision plat.

**CHAMPIONS DRIVE**

CU# 97  
 Book# 540, Pg# 827  
 Control Point# 2015724  
 Chord# N 56°38'07" E = 148.33'  
 L = 148.48'  
 10 Ft. Utility Emt.  
 15/16" I.R.

**LOT 2**

S 62°26'29" E ~ 251.95'

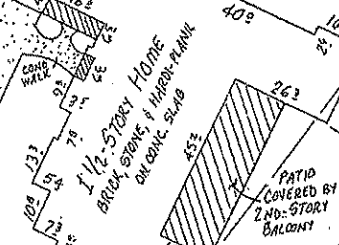
**CONDOR DRIVE**

**LOT 1**  
 1.0 AC.

**LOT 1  
 BLOCK 2  
 HIGH MEADOW RANCH  
 SECTION 11  
 Cab. "N", Sheet 196, MCMR**

N 48°53'19" W ~ 305.50'

**GOLF COURSE**



BUYER:  
 VERN D. BUZARDE

ADDRESS:  
 28742 Champions Drive  
 Magnolia, TX 77355

G.F.No.  
 06400267  
 STEWART TITLE Co- Tomball

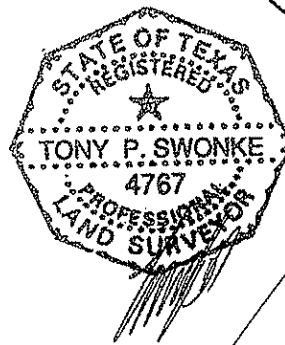
LENDER: BANK OF AMERICA

I do hereby certify that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition 1f Survey.

and... that this survey was made under my supervision on the ground of the property described and depicted above. All major, above-ground improvements are shown and there are no conflicts, discrepancies, shortages in area or boundary lines, or any overlapping of improvements except as shown hereon. All visible easements and rights-of-way are shown.

Signed, stamped and dated this 17th day of MAY, 2005.

UPDATES/ADDITIONS/REVISIONS:  
 ① APRIL 5, 2006- UPDATED FOR "FINAL" SURVEY.



Prepared by  
**Tony Swonke Land Surveying**  
 700 Kane Street  
 Tomball, TX 77375  
 281 351-SRVY 7789