

**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: March 30, 2026 GF No. _____
Declarant: Christine or Gary Quandt
Description of Property: 30610 Southern Dewberry Ct Fulshear TX 77441 or Lot 3, Block 1, Fulbrook on Fulshear Creek Section 14
County Fort Bend, Texas
Date of Survey: June 29, 2020

"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:

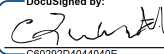
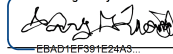
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I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

Extended patio with movable pavers and rock.

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.

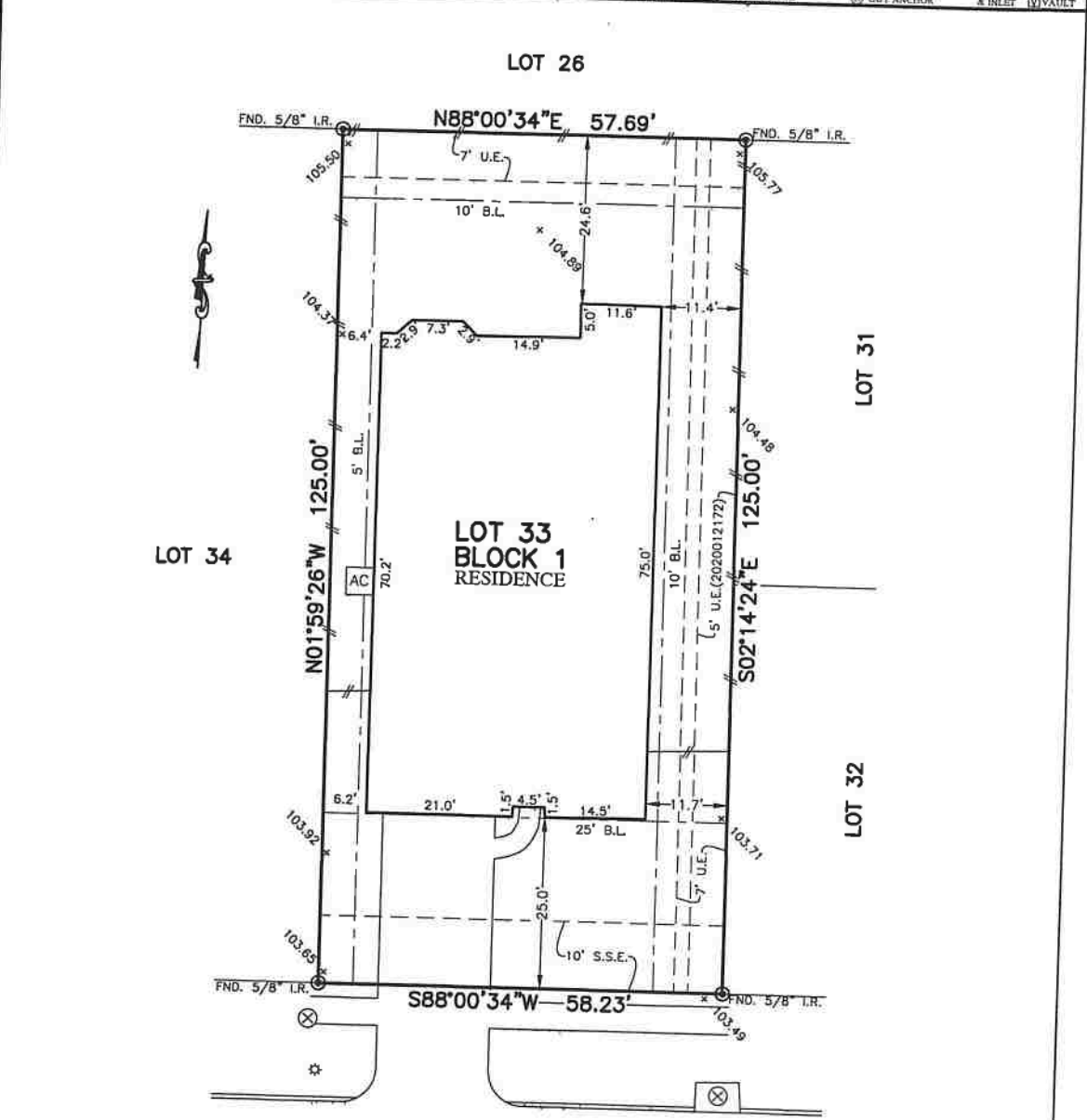
- 6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
- 7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

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| <p>My name is Christine Quandt _____.</p> <p>My date of birth is <u>10/12/1951</u> _____.</p> <p>and my address is 30610 Southern Dewberry Ct, Fulshear TX 77441 _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Fort Bend</u> County, State of <u>Texas</u>, on the <u>30th</u> day of <u>March</u>, <u>2026</u>.</p> <p>Signed: <small>DocuSigned by:</small>  _____ <small>C80292D4044D49E...</small> Declarant</p> | <p>My name is Gary Quandt _____.</p> <p>My date of birth is <u>8/4/1954</u> _____.</p> <p>and my address is 30610 Southern Dewberry Ct, Fulshear TX 77441 _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Fort Bend</u> County, State of <u>Texas</u>, on the <u>30th</u> day of <u>March</u>, <u>2026</u>.</p> <p>Signed: <small>DocuSigned by:</small>  _____ <small>EBAD1EF391E24A3...</small> Declarant</p> |
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|--------------------|-----------------------------------|---------------------------------|------------------------------------------|
| FLATWORK | B.L. BUILDING LINE | T.O.F. TOP OF FORM | U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT |
| PROPERTY LINE | B.L.(FL) FRONT LOAD BUILDING LINE | U.E. UTILITY EASEMENT | M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT |
| BUILDING LINE | B.L.(SL) SWING IN BUILDING LINE | W.L.E. WATER LINE EASEMENT | A.C.C.E. ACCESS EASEMENT |
| EASEMENT | B.L.(CL) CAR BUILDING LINE | S.T.M.S.E. STORM SEWER EASEMENT | A.E. AERIAL EASEMENT |
| WOODEN FENCE | G.B.L. GARAGE BUILDING LINE | S.S.E. SANITARY SEWER EASEMENT | D.E. DRAINAGE EASEMENT |
| WROUGHT IRON FENCE | (B.G.) BUILDER GUIDELINES | R.O.W. RIGHT-OF-WAY | E.E. ELECTRIC EASEMENT |
| CHAIN LINK FENCE | F.F. FINISHED FLOOR | P.A.E. PRIVATE ACCESS EASEMENT | WATER VALVE |
| OVERHEAD ELECTRIC | EXT. EXTENDED | P.U.E. PRIVATE UTILITY EASEMENT | FIRE HYDRANT |
| | PROP. PROPOSED | P.V.T. PRIVATE | MONUMENT |
| | ELEV. ELEVATION | L.R. IRON ROD | GLY ANCHOR |
| | | FND. FOUND | IP. IRON PIPE |
| | | | MANHOLE & INLET |
| | | | GRATE DRAIN |
| | | | PAD MOUNTED TRANSFORMER |
| | | | FIBER OPTIC |
| | | | TELEPHONE PEDESTAL |
| | | | GAS METER |
| | | | CABLE PEDESTAL |
| | | | WATER METER |
| | | | INLET |
| | | | VAULT |



30610 SOUTHERN DEWBERRY COURT (60' R.O.W.)

Christine M. Quadt
Gary Quadt

PLAT OF SURVEY
 SCALE: 1" = 20'

NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY TEXAS PARTNERS TITLE, LLC UNDER G.F. No 7712001375.
 4. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.

FOR: GARY QUADT AND CHRISTINE QUADT
 ADDRESS: 30610 SOUTHERN DEWBERRY COURT
 ALLPOINTS JOB#: HD199054 BY: DP
 G.F.: 7712001375
 JOB: 589-021
 FLOOD ZONE: X
 COMMUNITY PANEL: 48157C0095L
 EFFECTIVE DATE: 4/2/2014
 LOMR: DATE:

LOT 33, BLOCK 1, FULBROOK ON FULSHEAR CREEK, SECTION 14, CLERK'S NO. 20190177, PLAT RECORDS, FORT BEND COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 29TH DAY OF JUNE, 2020.

Christine M. Quadt

