

**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 16, 2026 GF No. _____
Declarant: Mauricio Larios, Tiffany Larios
Description of Property: GLENDAL LAKES SEC 2, BLOCK 3, LOT 22
County Fort Bend, Texas
Date of Survey: 04/02/2014

"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:

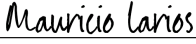

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I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

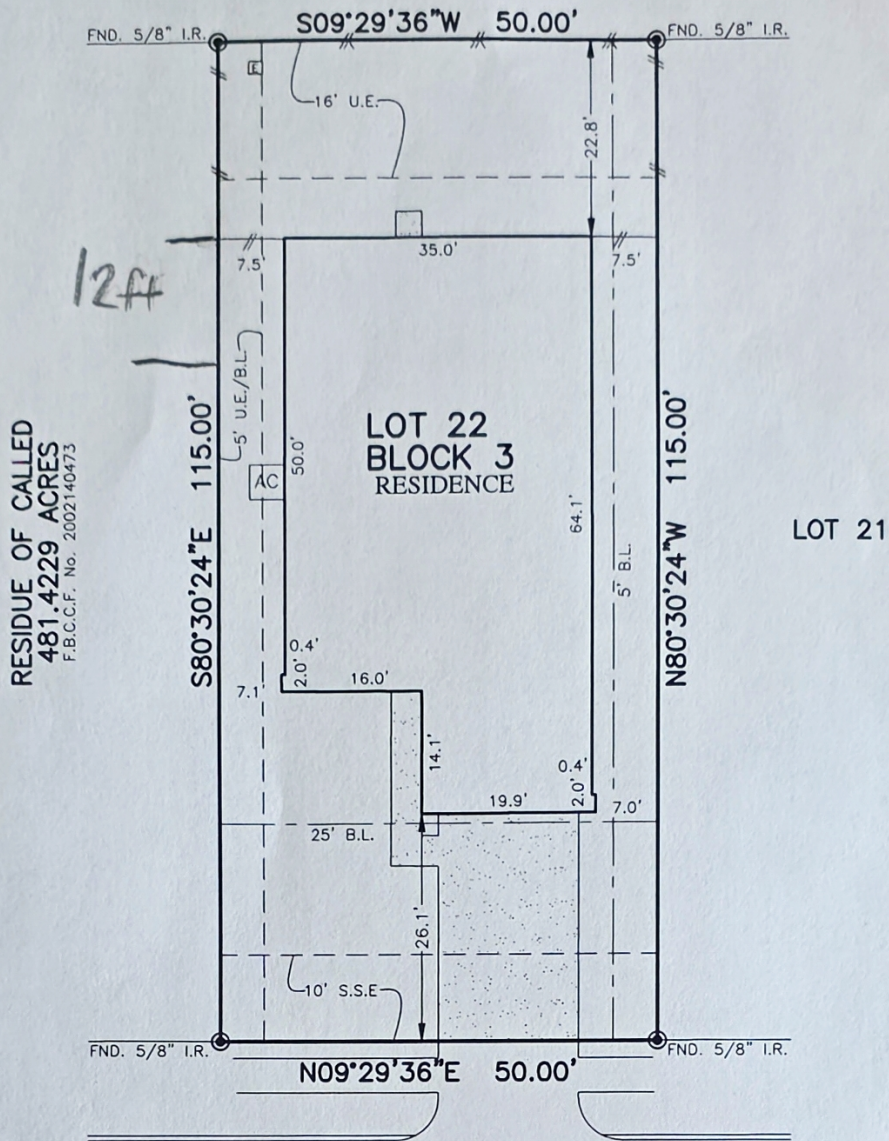
- 6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
- 7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE.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

<p>My name is Mauricio Larios _____.</p> <p>My date of birth is <u>10/11/1991</u> _____.</p> <p>and my address is _____</p> <p><u>6819 Altadena Dr Rosharon, tx 7753</u> _____.</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 _____ day of <u>3/17/2026</u> _____.</p> <p>Signed: _____ <small>DocuSigned by:</small>  _____ <small>Declaration 33257B94C7...</small></p>	<p>My name is Tiffany Larios _____.</p> <p>My date of birth is <u>12/04/1992</u> _____.</p> <p>and my address is _____</p> <p><u>6819 Altadena Dr</u> _____.</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 _____ day of <u>3/17/2026</u> _____.</p> <p>Signed: _____ <small>DocuSigned by:</small>  _____ <small>Declaration 99148440...</small></p>
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FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	☆ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	O.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊠ ELECTRIC BOX	⊠ GRATE DRAIN
BUILDING LINE	(B.O.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊠ FIBER OPTIC	⊠ PAD MOUNTED TRANSFORMER
EASEMENT	P.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	○ WATER VALVE	⊠ TELEPHONE PEDESTAL	
WOODEN FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	○ FIRE HYDRANT	⊠ GAS METER	
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	○ PROPERTY CORNER	⊠ CABLE PEDESTAL	
CHAIN LINK FENCE	T.O.F. TOP OF FORM	P.V.T. PRIVATE I.R. IRON ROD	● POWER POLE	⊠ WATER METER	⊠ MANHOLE & INLET
OVERHEAD ELECTRIC	ELEV. ELEVATION	F.N.D. FOUND I.P. IRON PIPE		⊠ GUY ANCHOR	⊠ INLET

CALLED 32.86 ACRES
F.B.C.C.F. NO. 2005126653



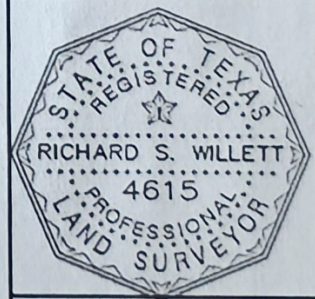
6819
ALTADENA DRIVE
(50' R.O.W.)

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 OLD REPUBLIC NATIONAL TITLE INSURANCE Co. UNDER G.F. No. 01-021162-18.

FOR: MAURICIO LARIOS
TIFFANY SHEPPARD
ADDRESS: 6819 ALTADENA DRIVE
ALLPOINTS JOB#: SA158466 BY: JPE
G.F.: 01-021162-18
JOB:

LOT 22, BLOCK 3,
GLENDALE LAKES, SECTION 2,
PLAT NO. 20170217, PLAT RECORDS
FORT BEND COUNTY, TEXAS



FLOOD ZONE: X
COMMUNITY PANEL:
48157C0455L
EFFECTIVE DATE: 4/2/2014
LOMR: _____ DATE: _____

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 18TH DAY OF OCTOBER, 2018.

ASW

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