

**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: 04/10/2026 GF No. _____
Declarant: The Ronald James Eatinger Trust (Ronald James Eatinger, Trustee)
Description of Property: WDLNDS VIL SETTLERS CRNR 02, BLOCK 2, LOT 2
County Montgomery, Texas
Date of Survey: 08/24/2012

"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.

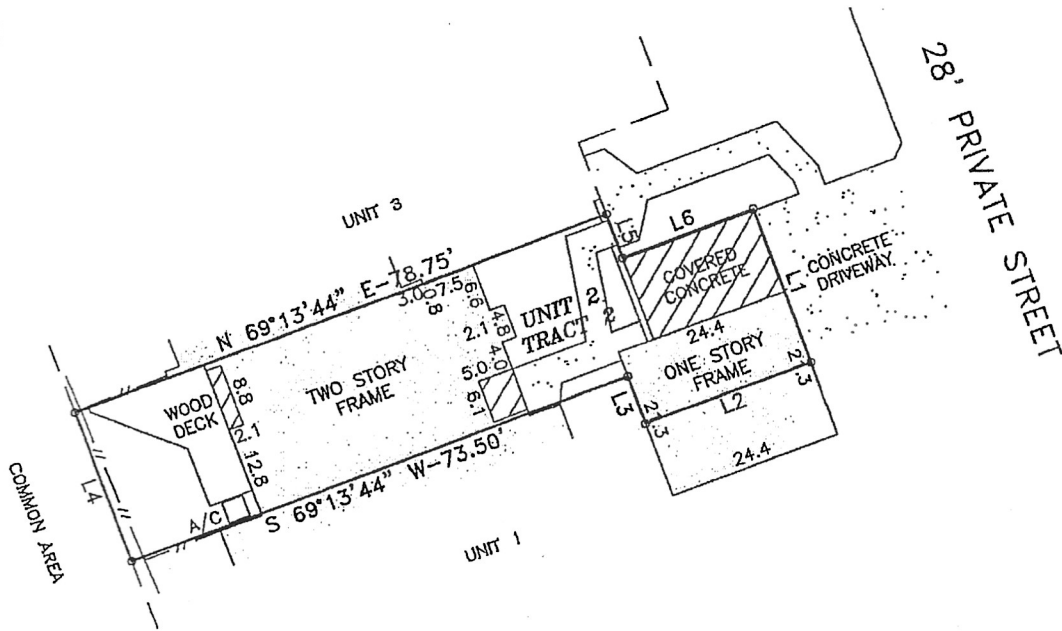
EXCEPT for the following (If None, Insert "None" Below):

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>Ronald James Eatinger</u>.</p> <p>My date of birth is <u>02/28/1950</u>.</p> <p>and my address is <u>2409 W Settlers Way</u> <u>The Woodlands, TX 77380</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>10th</u> day of <u>April</u>, <u>2026</u>.</p> <p>Signed: Signed by: <u>Ronald James Eatinger</u> <u>4/10/2026</u> <small>DocuSign 043E94F9...</small></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:</p> <p>_____ Declarant</p>
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°46'16" E	22.75'
L2	S 69°13'44" W	24.50'
L3	N 20°46'16" W	7.00'
L4	N 20°46'16" W	22.17'
L5	S 20°46'16" E	6.42'
L6	N 69°13'44" E	19.25'

SURVEY NOTES

- ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
- BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, OF NO. 1200737, EFFECTIVE DATE JULY 23, 2012.
- PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C0539G, EFFECTIVE DATE 9-22-99. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- PROPERTY SUBJECT TO UTILITY EASEMENTS 10 FEET WIDE ALONG THE FRONT AND REAR LOT LINES, AND 5 FEET WIDE ALONG SIDE LOT LINES, AND A RESERVED UNOBSTRUCTED UNDERGROUND ELECTRICAL EASEMENT, ALL AS SET OUT IN RESTRICTIONS RECORDED IN VOLUME 841, PAGE 297 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
- ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

RDP
8/27/12



Roger D. Pickering
Roger D. Pickering, R.P.L.S.
Texas Registration No. 5879

Date

SCALE: 1"=20'	DATE: 08-24-12
REVISION:	
BOOK: N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70298-12	

OLD REPUBLIC TITLE COMPANY OF CONROE
PURCHASER: RAYMOND WILLBURN
LENDER: CLM MORTGAGE, LLC
PROPERTY ADDRESS: 2409 W. SETTLERS WAY SPRING, TEXAS 77380

LAND TITLE SURVEY
UNIT 2, IN TRACT 2, OF WOODLANDS SETTLERS CORNER, SECTION TWO, AS RECORDED IN PLAT CABINET A, SHEET 179A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS
7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 804-0783 rpickering@bnetmail.com Copyright 2012

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