

**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: 7/21/2025 GF No. _____

Declarant: Ricardo Lopez Jr., Maria Lopez

Description of Property: TEJAS TRAILS SUBDIVISION, BLOCK 1, LOT 34

County Fort Bend, Texas

Date of Survey: 7/21/2021

"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.

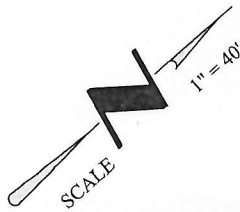
EXCEPT for the following (If None, Insert "None" Below):

Added privacy fence to back yard.

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> Ricardo Lopez Jr. </u>. My date of birth is <u> 07/23/1974 </u>. and my address is <u> 11320 Fannin Trail Ct, Needville, TX 77461 </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 <u> 23 </u> day of <u> July </u>, <u> 2025 </u>.</p> <p>Signed: <small>Authentisign</small> <u> Ricardo Lopez Jr. </u> Declarant Ricardo Lopez Jr.</p>	<p>My name is <u> Maria Lopez </u>. My date of birth is <u> 10/30/1973 </u>. and my address is <u> 11320 Fannin Trail Ct, Needville, TX 77461 </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 <u> 22 </u> day of <u> July </u>, <u> 2025 </u>.</p> <p>Signed: <small>Authentisign</small> <u> Maria Lopez </u> Declarant Maria Lopez</p>
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5/8" I.R. N 42°02'14" E 109.00' (C.M.) 1943

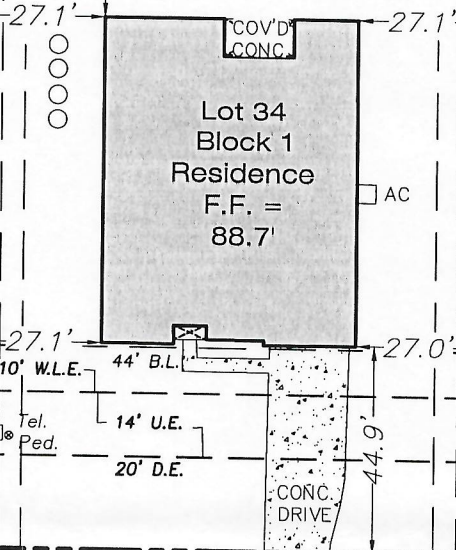
N 47°57'46" W 280.00'

5' B.L. (PER PLAT)
10' B.L. (2020033742)

165.2'

10' B.L. (2020033742)
5' B.L. (PER PLAT)

S 47°57'46" E 280.00'



Notes:

- Buyer: RICARDO LOPEZ JR. AND MARIA LOPEZ
- Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF no. PTH2109872 of Alamo Title Insurance, effective date of May 7, 2021, issued date of May 13, 2021, and is subject to the limitations of that commitment.
- Agreement for Electric Service per C.F. No.(s). 2020052413.

Lot 33

Lot 33

Fnd.
5/8" I.R.C
1943

Fnd.
5/8" I.R.C
(C.M.)
ARTHUR

S 42°02'14" W 109.00'

FANNIN TRAIL COURT

(70' ROW)

PROPERTY DESCRIPTION:

LOT THIRTY-FOUR (34) IN BLOCK ONE (1), OF TEJAS TRAILS SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20190294, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

The undersigned have/has received and reviewed a copy of this survey.

[Signatures]
Date: 07/30/2021

Field Date :	7/21/2021
ASC No.	2102.1186-FI
Buyer:	SEE NOTES
Client	K. HOVNIANIAN FAMILY OF BUILDERS
G.F. No.	PTH2109872
Drafter/Field Crew	S.R. / P.M.

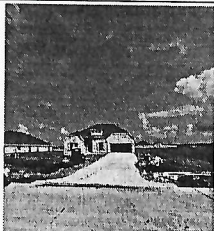
LEGEND - C.M. = Controlling Monument; Fnd. = Found; I.R. = Iron Rod; I.P = Iron Pipe
 OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted.
 (fence/post) — x — centerline ⊕ (overhead electric) — o — o —

FLOOD NOTE:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, PER 48157C0400L, DATED: 4/2/2014.

SURVEYORS CERTIFICATION:
 The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

ISSUE DATE: 7/30/2021

KHovnanian Homes



Headquarter's Office
 ☎ 866.735.1916 | F. 866.744.2882

