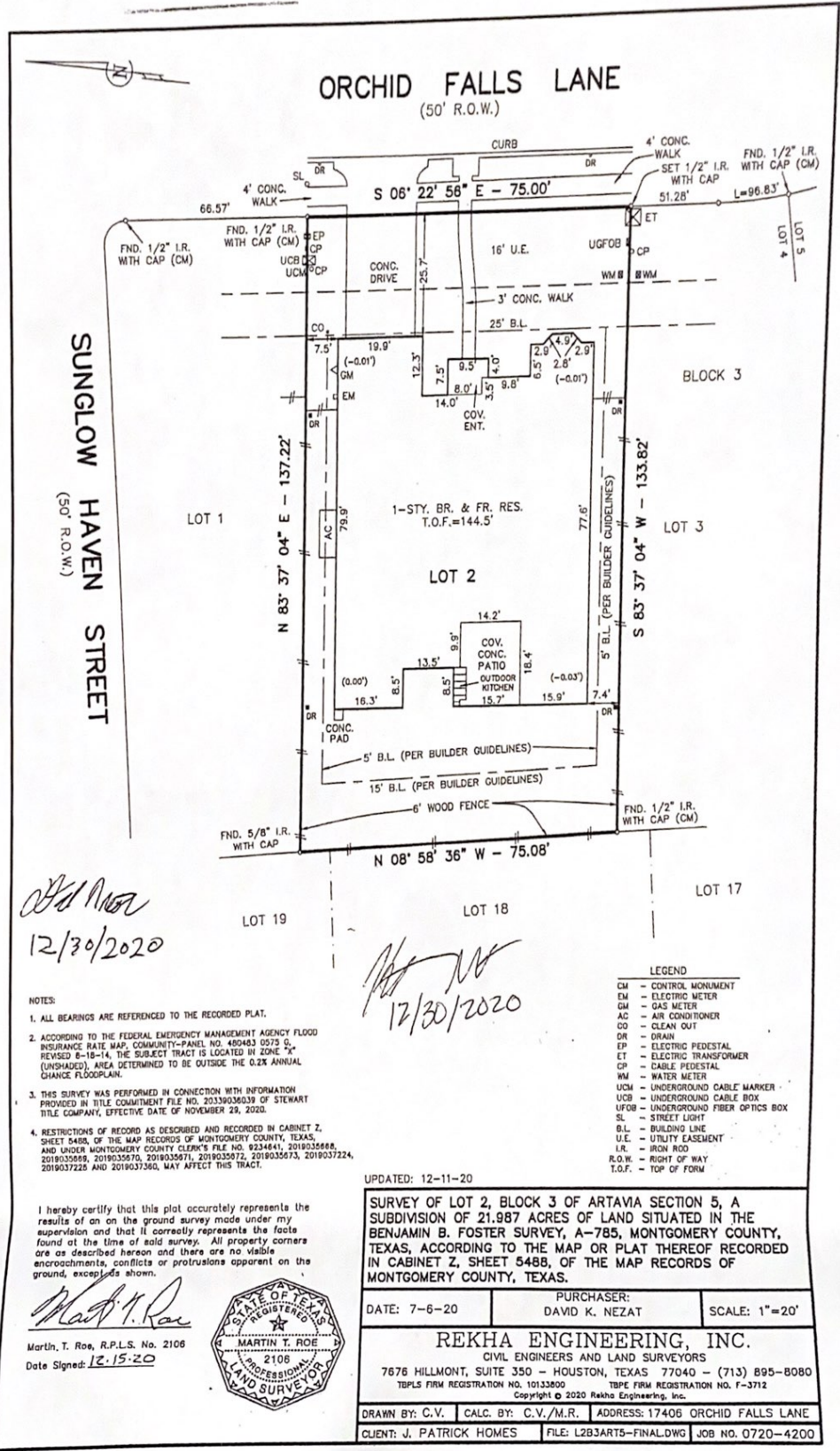


SIGN & DATE

ORCHID FALLS LANE
(50' R.O.W.)

SUNGLOW HAVEN STREET
(50' R.O.W.)



Handwritten signature
12/30/2020

Handwritten signature
12/30/2020

- NOTES:
1. ALL BEARINGS ARE REFERENCED TO THE RECORDED PLAT.
 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 490483 0575 D, REVERSED 6-10-14, THE SUBJECT TRACT IS LOCATED IN ZONE "X" (UNSHADED), AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH INFORMATION PROVIDED IN TITLE COMMITMENT FILE NO. 2013903639 OF STEWART TITLE COMPANY, EFFECTIVE DATE OF NOVEMBER 29, 2020.
 4. RESTRICTIONS OF RECORD AS DESCRIBED AND RECORDED IN CABINET Z, SHEET 548A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 9234841, 2019030688, 2019030689, 2019035070, 2019035071, 2019035072, 2019035673, 2019037224, 2019037225 AND 2019037360, MAY AFFECT THIS TRACT.

- LEGEND
- CM - CONTROL MONUMENT
 - EM - ELECTRIC METER
 - GM - GAS METER
 - AC - AIR CONDITIONER
 - CO - CLEAN OUT
 - DR - DRAIN
 - EP - ELECTRIC PEDESTAL
 - ET - ELECTRIC TRANSFORMER
 - CP - CABLE PEDESTAL
 - WM - WATER METER
 - UCM - UNDERGROUND CABLE MARKER
 - UCB - UNDERGROUND CABLE BOX
 - UFOB - UNDERGROUND FIBER OPTICS BOX
 - SL - STREET LIGHT
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - I.R. - IRON ROD
 - R.O.W. - RIGHT OF WAY
 - T.O.F. - TOP OF FORM

I hereby certify that this plat accurately represents the results of an on the ground survey made under my supervision and that it correctly represents the facts found at the time of said survey. All property corners are as described hereon and there are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Handwritten signature: Martin T. Roe
Martin, T. Roe, R.P.L.S. No. 2106
Date Signed: 12.15.20



UPDATED: 12-11-20

SURVEY OF LOT 2, BLOCK 3 OF ARTAMA SECTION 5, A SUBDIVISION OF 21.987 ACRES OF LAND SITUATED IN THE BENJAMIN B. FOSTER SURVEY, A-785, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 548B, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

DATE: 7-6-20	PURCHASER: DAVID K. NEZAT	SCALE: 1"=20'
REKHA ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS 7676 HILLMONT, SUITE 350 - HOUSTON, TEXAS 77040 - (713) 895-8080 TSPS FIRM REGISTRATION NO. 10133800 TPE FIRM REGISTRATION NO. F-3712 Copyright © 2020 Rekha Engineering, Inc.		
DRAWN BY: C.V.	CALC. BY: C.V./M.R.	ADDRESS: 17406 ORCHID FALLS LANE
CLIENT: J. PATRICK HOMES	FILE: L2B3ART5-FINAL.DWG	JOB NO. 0720-4200

**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: 01/15/2026 GF No. _____
Declarant: David Nezat and Katie Nezat
Description of Property: 17406 Orchid Falls Lane, Conroe, TX 77302
County Montgomery, Texas
Date of Survey: _____

"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):

Modified part of 3 car garage to be an office with a Mini-Split for AC. Garage is now a 2 car garage. Home generator installed.

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.

My name is <u>David Nezat</u> My date of birth is <u>07/30/1988</u> and my address is <u>17406 Orchid Falls Lane, Conroe, TX</u> <u>77302</u>	My name is <u>Katie Nezat</u> My date of birth is <u>04/25/1987</u> and my address is <u>17406 Orchid Falls Lane, Conroe,</u> <u>TX 77302</u>
I declare under penalty of perjury that the foregoing is true and correct.	I declare under penalty of perjury that the foregoing is true and correct.
Executed in <u>Montgomery County</u> County, State of <u>Texas</u> , on the <u>15</u> day of <u>January</u> , <u>2026</u> .	Executed in <u>Montgomery County</u> County, State of <u>Texas</u> , on the <u>15</u> day of <u>January</u> , <u>2026</u> .
Signed: <div style="border: 1px solid black; padding: 2px; display: flex; justify-content: space-between; align-items: center;"> <i>David Nezat</i> dotloop verified 01/15/26 4:15 PM CST WOQA-EXL8-9YJA-UXQG </div> Declarant	Signed: <div style="border: 1px solid black; padding: 2px; display: flex; justify-content: space-between; align-items: center;"> <i>Katie Nezat</i> dotloop verified 01/15/26 4:30 PM CST Y4O5-GDCG-KJIS-SYRJ </div> Declarant