

**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: 4/10/26 GF No. \_\_\_\_\_  
Declarant: Ronald & Patsy Lubojacky  
Description of Property: APRIL SOUND 04, BLOCK 6, LOT 15  
County Montgomery, Texas  
Date of Survey: Nov. 18, 2002

"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):

Outdoor Kitchen added  
Enlarged wood deck at bathhouse

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 <u>Ronald Lubojacky</u>.</p> <p>My date of birth is <u>Dec 27, 1950</u>.</p> <p>and my address is <u>130 Lakeside Dr</u> <u>Montgomery TX 77356</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>10</u> day of <u>April</u>, <u>2026</u>.</p> <p>Signed: <u>Ronald Lubojacky</u> Declarant</p>	<p>My name is <u>Patsy Lubojacky</u>.</p> <p>My date of birth is <u>March 6, 1953</u>.</p> <p>and my address is <u>130 Lakeside Dr</u> <u>Montgomery, TX 77356</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>10</u> day of <u>April</u>, <u>2026</u>.</p> <p>Signed: <u>Patsy Lubojacky</u> Declarant</p>
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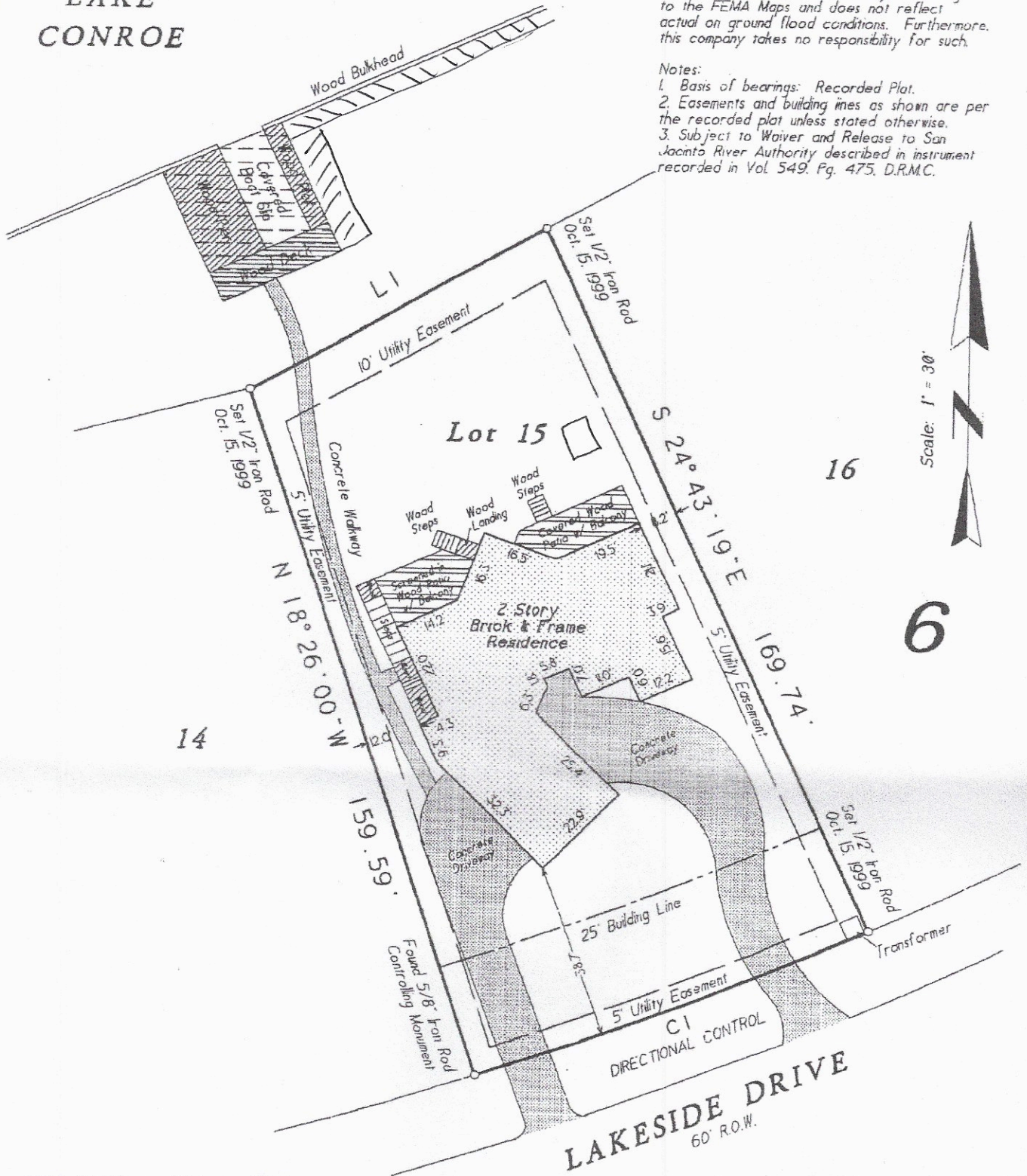
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	5° 17' 18"	820.00'	90.00'	45.04'	89.95'	S 68° 25' 12" W
LINE	BEARING	DISTANCE				
L 1	N 60° 23' 42" E	72.60'				

This property lies within ZONE 'X' & 'AE' as SCALED from FEMA Map Panel Number 48339C0355-F, dated December 19, 1996.

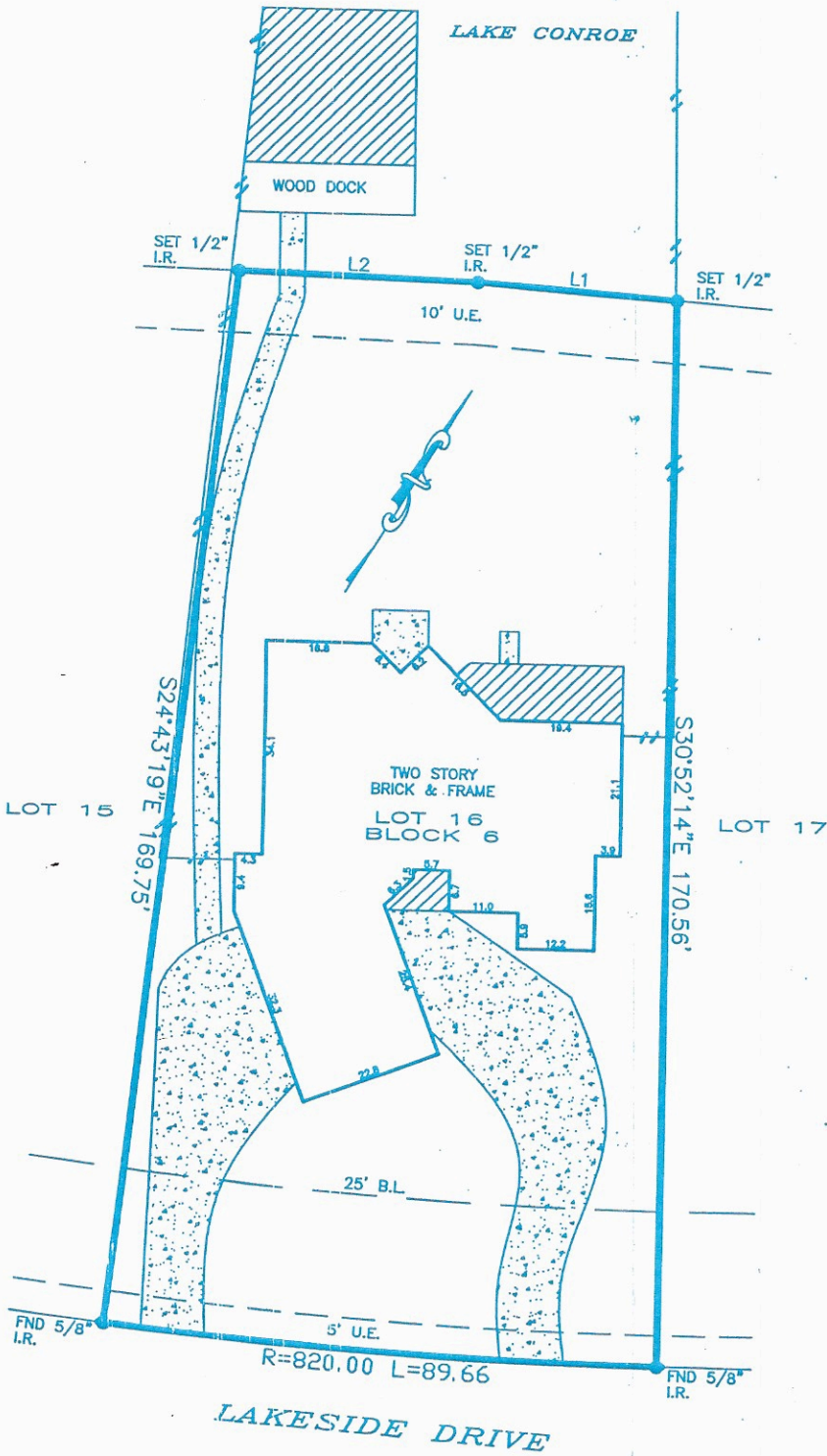
This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

- Notes:
1. Basis of bearings: Recorded Plat.
  2. Easements and building lines as shown are per the recorded plat unless stated otherwise.
  3. Subject to Waiver and Release to San Jacinto River Authority described in instrument recorded in Vol. 549, Pg. 475, D.R.M.C.

# LAKE CONROE



The Surface Estate Only in and to Lot Fifteen (15), Block Six (6), of APRIL SOUND, Section Four (4), a subdivision situated in the John Vince Survey, A-41, and the William C. Clark Survey, A-6, Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet A, Sheet 101A (formerly Volume 10, Page 98), of the Map Records of Montgomery County, Texas.



Bearings based on subdivision plat.  
Abstracting furnished by title co.

LINE	LENGTH	BEARING
L1	31.75	N86°04'50"W
L2	37.98	N88°34'39"W

FLOOD PLAIN INFORMATION:

ZONE: "X"  
 PANEL: 48339C-0355F  
 DATE: 12-19-96  
 G.F. NO.: 494172-G  
 JOB NO.: 02133211  
 SCALE: 1" = 20'

Purchaser RONALD W. LUBOJACKY  
 Address 130 LAKESIDE DRIVE MONTGOMERY TEXAS, 77356  
 Lot 16 Block 6 Sec. 4  
 Survey \_\_\_\_\_  
 Area \_\_\_\_\_  
 Subd APRIL SOUND  
 Cab. A Sheet 101A M.R. MONTGOMERY COUNTY, TEXAS