

**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: 4/23/2026 GF No. _____

Declarant: Debbie Robert

Description of Property: LT 10 BLK 28 WOODLAND HILLS VLG SEC 1 R/P

County: Harris, Texas

Date of Survey: 06/07/2023

"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, decks, 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):

Wood privacy fence added between corner of home and garage.

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>Debbie Robert</u>.</p> <p>My date of birth is _____.</p> <p>and my address is <u>3206 Evergreen Glade Dr</u> <u>Kingwood, TX 77339</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Harris</u> County, State of <u>Texas</u>, on the <u>04/23/26</u> day of _____.</p> <p> Debbie Robert 04/23/26</p> <p>Declarant Debbie Robert</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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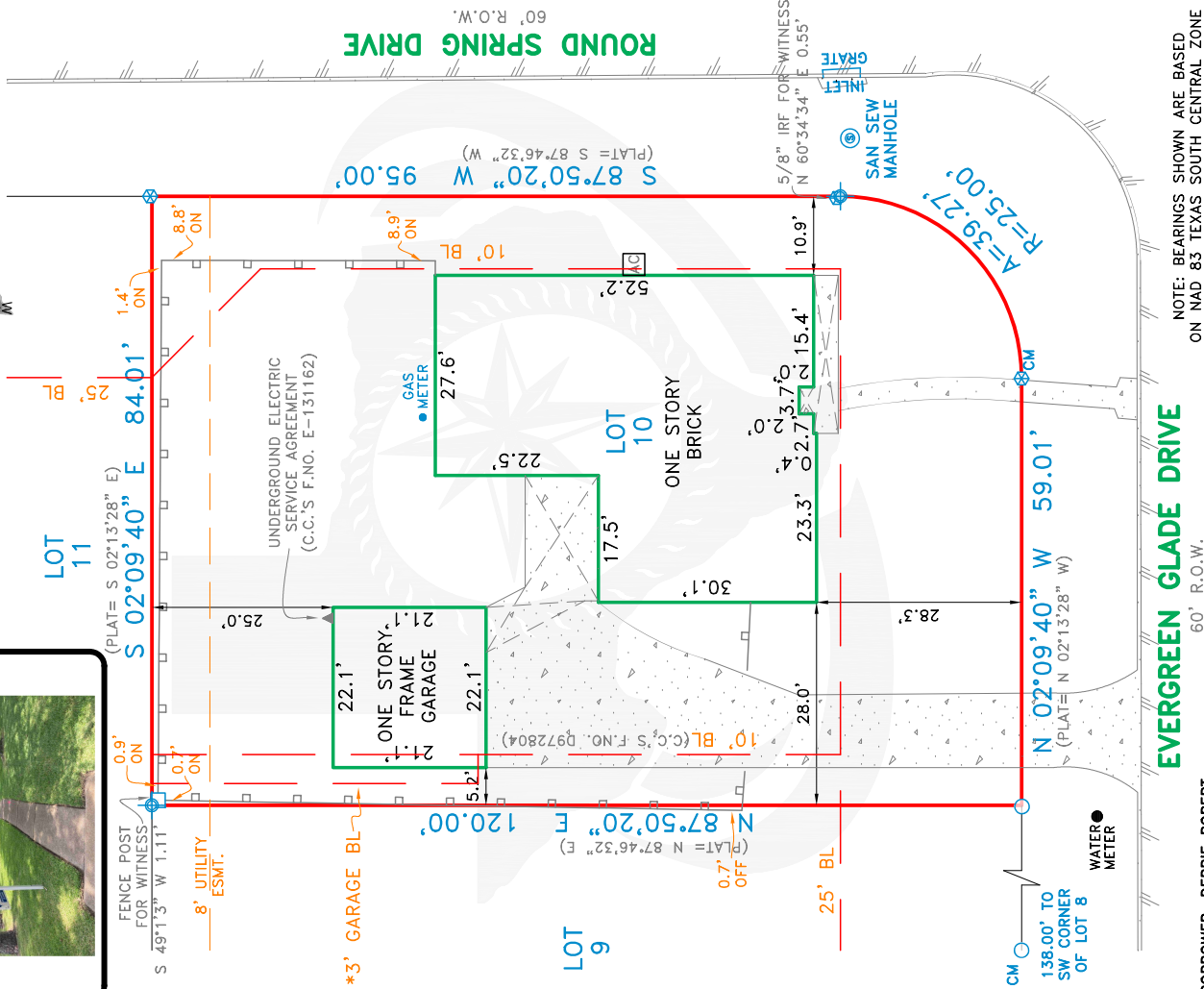
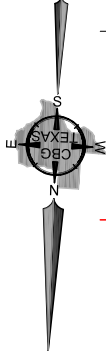
3206 Evergreen Glade Drive

Lot 10, Block 28, of the Corrected Plat of Woodland Hills Village, Section 1, an Addition in Harris County, Texas, according to the map plat thereof recorded in Volume 226, Page 87, of the Map Records of Harris County, Texas.

OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- ⊕ FENCE POST FOR CORNER
- CONTROLLING CM MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER
- TE PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE
- PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5" WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- // EDGE OF ASPHALT
- △ EDGE OF GRAVEL
- ▭ CONCRETE
- ▭ COVERED AREA
- ▭ BRICK
- ▭ STONE



BORROWER: DEBBIE ROBERT

EVERGREEN GLADE DRIVE
60' R.O.W.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN PUBLIC RECORDS, INCLUDING:
C.C.'S F.N.O(S) 0972804, D972805, E8175, E686798, NS03338, U148667, U148678, V87221, W679217, X970958, 20100336725, 20120137511, 2010147678, 201303929333, 20150026073, 20200398727, 20210448845, 20210448849, 20210448851, 20210448857, 20210448858, 20210553045, 20210661344, 20210661346, 20220189215, E-131162 & N253886

*3' GARAGE BL: A GARAGE OR OTHER PERMITTED ACCESSORY LOCATED SEVENTY-FIVE (75) FEET OR MORE FROM THE FRONT AN LINE MAY BE A MINIMUM DISTANCE OF THREE (3) FEET FROM AN INTERIOR LOT LINE PER C.C.'S F.N.O. D972804.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
C.C.'S F.N.O(S), E-464929

NOTE: THERE IS AN APPARENT ENCROACHMENT OF STRUCTURE OVER BUILD LINE.

Date: _____

Accepted by: _____ Purchaser
Purchaser

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.L.R.M. No. 48201C0315L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Old Republic National Title Insurance Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey of the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: SRG
Scale: 1" = 20'
Date: 06/07/2023

GF No.: 2301072
Job No.: 2308847



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NATHAN ALAN PAIRE
SURVEYOR
STATE OF TEXAS
LICENSE NO. 6845

