

**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: 10/20/2025 GF No. _____
Declarant: Justin Fletcher, Maria Daloia
Description of Property: HIGH MEADOW RANCH 11, BLOCK 1, LOT 6
County Montgomery, Texas
Date of Survey: 11/19/2024

"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):

Justin Fletcher

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>Justin Fletcher</u>.</p> <p>My date of birth is <u>03/31/1986</u>.</p> <p>and my address is <u>28733 Lakeside Green, Magnolia, TX, 77355</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>October</u> County, State of <u>20</u>, on the _____ day of <u>2025</u>.</p> <p>Signed: <small>DocuSigned by:</small> <u>Justin Fletcher</u> <small>Declaration 81554FC...</small></p>	<p>My name is <u>Maria Daloia</u>.</p> <p>My date of birth is <u>04-11-1981</u>.</p> <p>and my address is <u>28733 Lakeside Green Dr</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>US</u> County, State of <u>Texas</u>, on the _____ day of <u>October 20, 2025</u>.</p> <p>Signed: <small>DocuSigned by:</small> <u>Maria Daloia</u> <small>Declaration FD1FB45C...</small></p>
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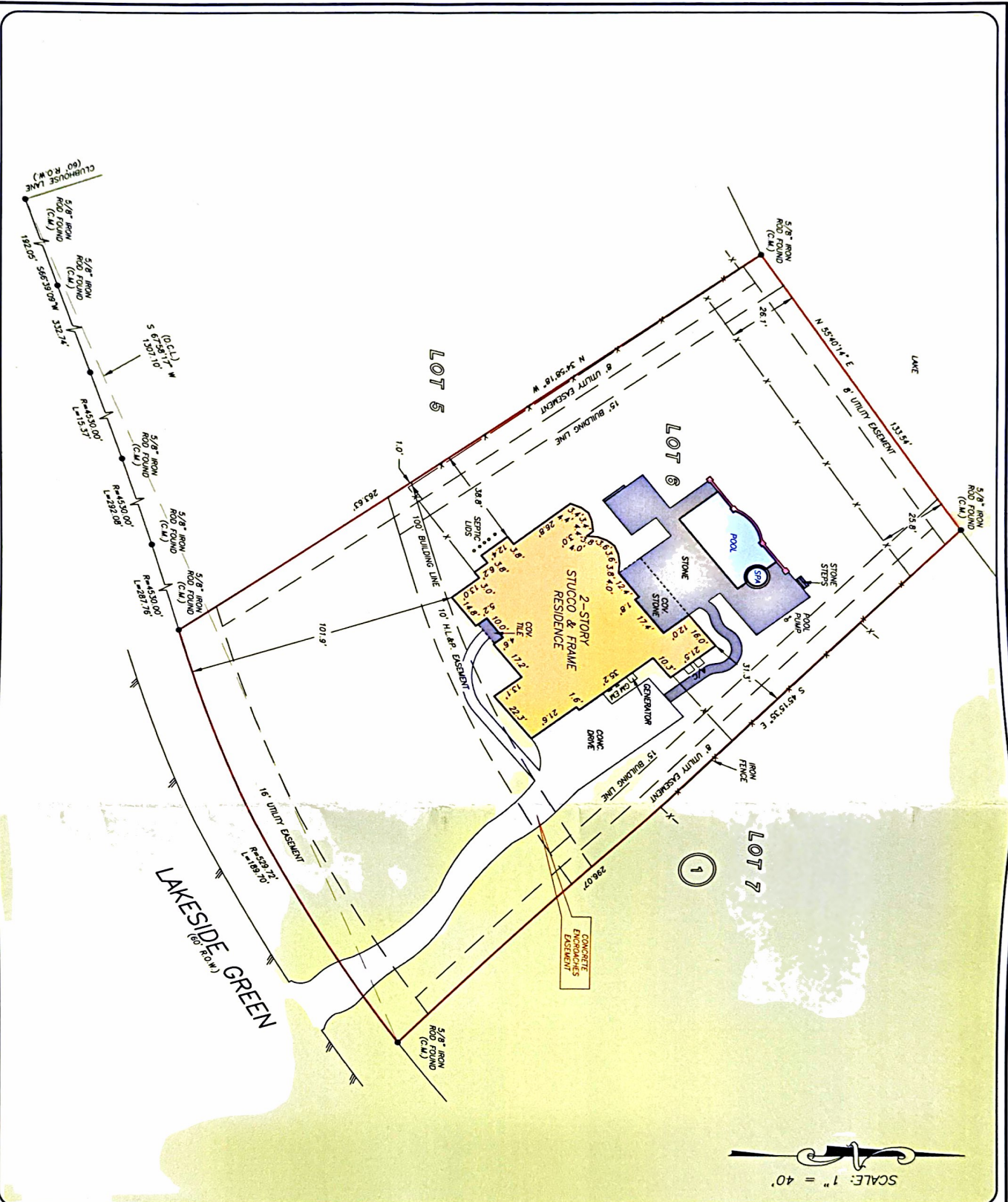


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FAX 210-829-1555



SCALE: 1" = 40'

OF NO. 241452647UL FRONTIER TITLE
ADDRESS: 28733 LAKESIDE GREEN
MAGNOLIA, TEXAS 77355
BORROWER: JUSTIN ROBERT FLETCHER AND
MARIA EUGENIA DALOIA

**LOT 6, BLOCK 1
HIGH MEADOW RANCH, SECTION 11**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN CABINET N, SHEETS 196-197 OF THE MAP AND PLAT
RECORDS OF MONTGOMERY COUNTY, TEXAS

NOTE: ON-SITE SEWER FACILITIES AS PER C.F. NO. 2013020021.
NOTE: EASEMENT FOR ELECTRIC DISTRIBUTION FACILITIES AND/OR NATURAL
GAS FACILITIES AS PER C.F. NO. 2000-011058.
NOTE: AGREEMENT BY AND BETWEEN DRUGGERS AND H.L.A.B. FOR
INSTALLATION OF UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AS PER
C.F. NO. 2001-056990.



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FEMA
FEMA NO. 4833C 0490 G
FEMA FLOOD ZONING MAP
ZONE X 15030A 08/18/2014
BASED ONLY ON VISUAL EXAMINATION OF MAPS,
INSTRUMENTS OF REAL MAYS PRESENT EXCEPT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEYOND CASE N. SVTS 196-197, W.C.M.P.R.
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE NO
ENCUMBRMENTS APPEARING ON THE GROUND
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
GIVEN TO BE A FINAL SURVEY AND THAT THE
SURVEYOR HAS BEEN ADVISED BY THE CLIENT AND
REFERENCED TITLE COMMITMENT WAS RELED
UPON IN PREPARATION OF THIS SURVEY.
JAMES P. MALIKOVAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
NO. 1977 7034-08992
NOVEMBER 19, 2024

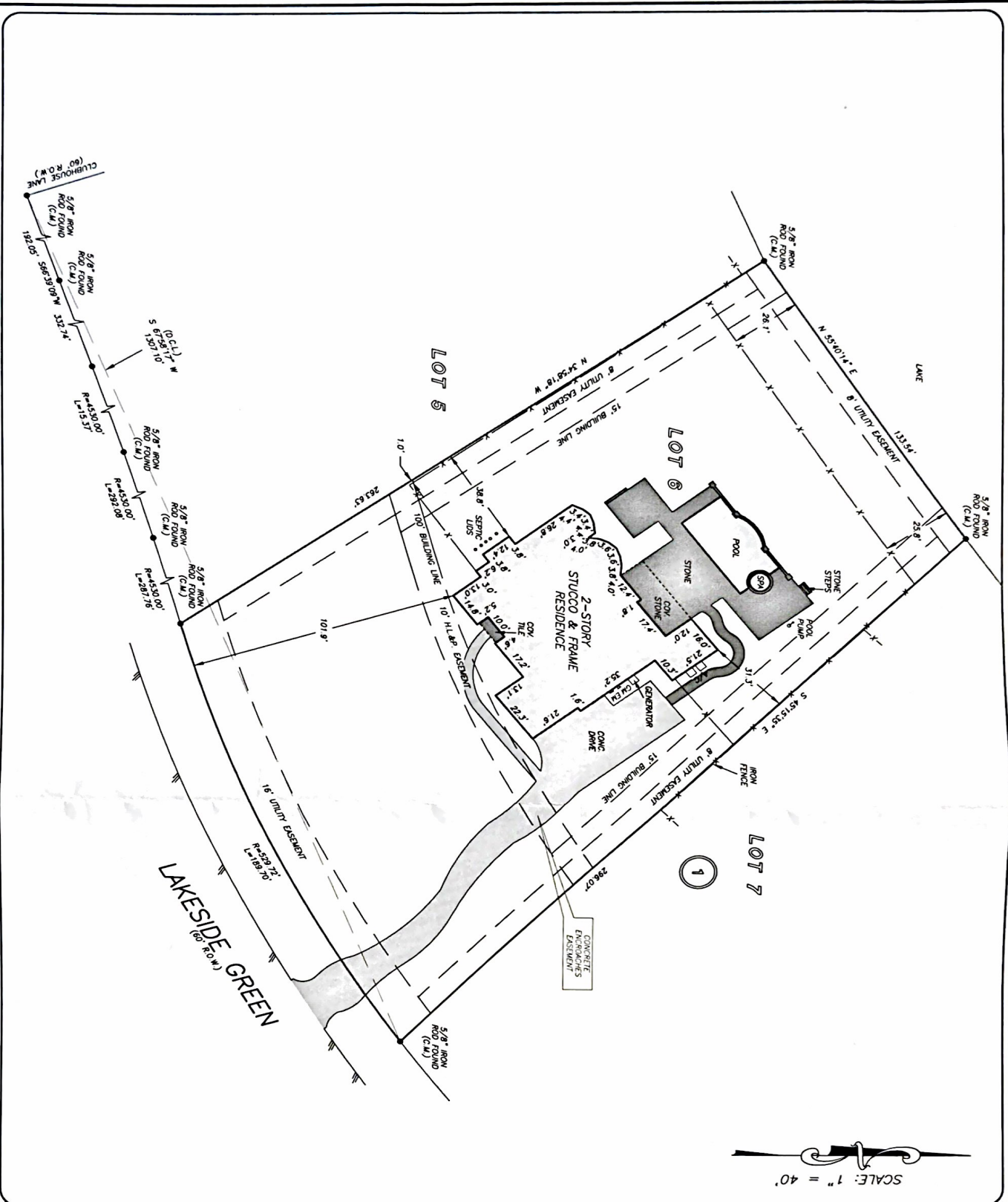


DOWN BY: PR



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FAX 210-829-4941 FAX 210-829-1555
FIRM NO. 10063700



OF NO. 24145264 FULL FRONTIER TITLE
ADDRESS: 28733 LAKESIDE GREEN
MAGNOLIA, TEXAS 77355
BORROWER: JUSTIN ROBERT FLETCHER AND
MARIA EUGENIA DALOIA

**LOT 6, BLOCK 1
HIGH MEADOW RANCH, SECTION 11**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN CABINET N, SHEETS 196-197 OF THE MAP AND PLAT
RECORDS OF MONTGOMERY COUNTY, TEXAS

NOTE: ON-SITE SERVICE FACILITIES AS PER C.F. NO. 2015020021.
NOTE: EASEMENT FOR ELECTRIC DISTRIBUTION FACILITIES AND/OR NATURAL
GAS FACILITIES AS PER C.F. NO. 2000-011058.
NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H.L.B.P. FOR
INSTALLATION OF UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AS PER
C.F. NO. 2001-006990.



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
MAP REVISION: 08/18/2014
ZONED X ON VISUAL EXAMINATION OF MAPS
BASED ON VISUAL EXAMINATION OF MAPS
AND AERIAL PHOTOGRAPHS, THE SURVEYOR
DETERMINATION WITHOUT DETAILED FIELD STUDY.
A SURVEYOR'S INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. - DISTRICTAL CONTROL LINE
RECORD BEARING: C&L N. S175°18'19.2" W. 182.05'
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND THAT THIS PLAT CORRECTLY
SHOWS THE BOUNDARIES AND THAT THERE ARE NO
ENCUMBRANCES APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
ASSISTING PROVIDED IN THE ABOVE
RETURNED TITLE COMMITMENT WAS REIED
UPON IN PREPARATION OF THIS SURVEY.
JAMES P. WALKOWAK
PROFESSIONAL LAND SURVEYOR
JOB NO. 2024-09902
NOVEMBER 19, 2024

