

**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: 5/1/2026 GF No. _____
Declarant: Patrick Ferristal Donna Ferristal
Description of Property: S453402 - EMORY GLEN 02, BLOCK 3, LOT 2 (21433 Flora Springs, Magnolia, TX 77355)
County: Montgomery, Texas
Date of Survey: January 5, 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:

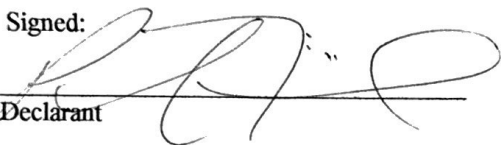
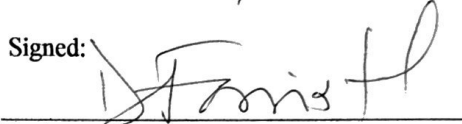
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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, 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):

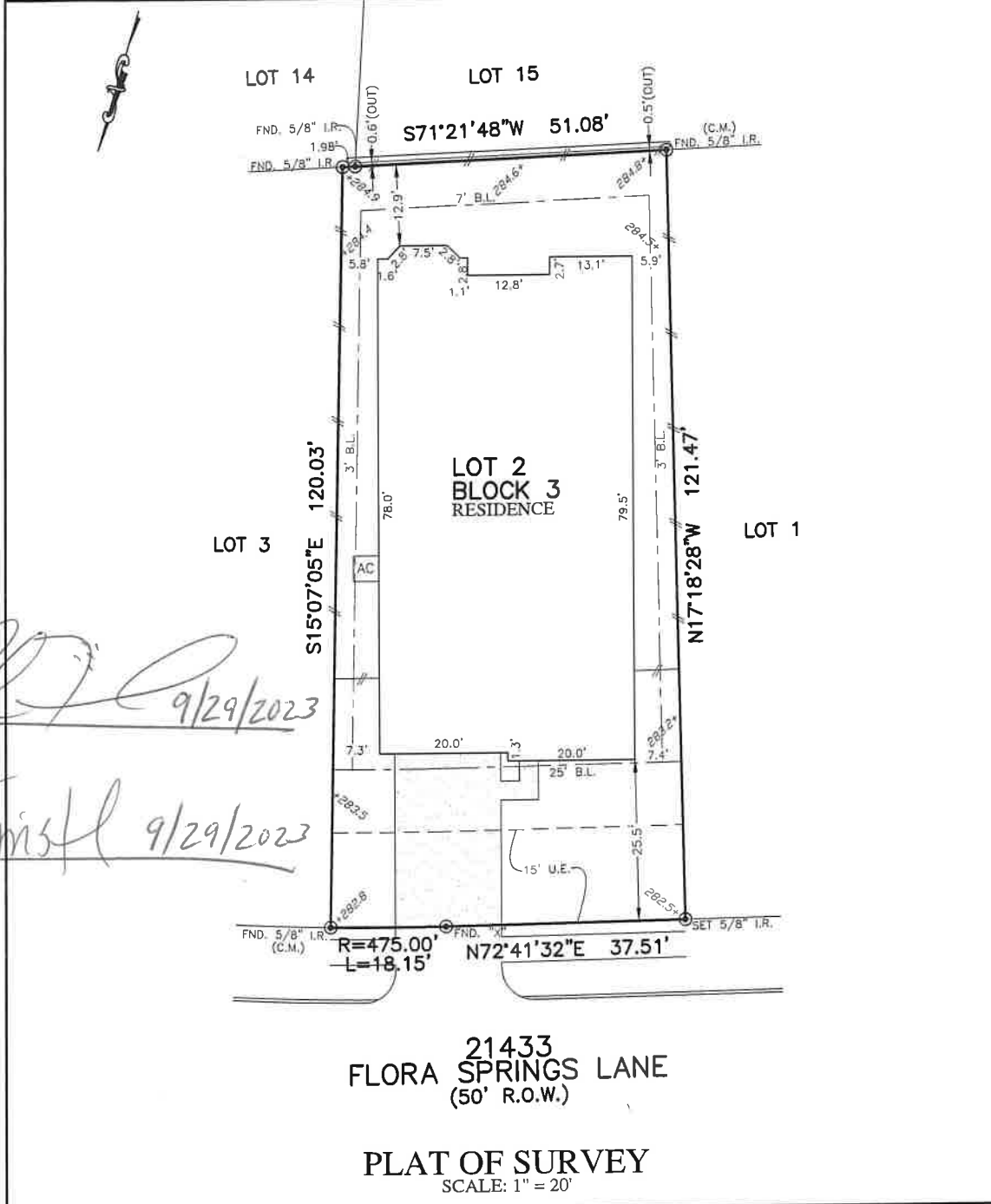
None

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>Patrick Forristal</u>.</p> <p>My date of birth is <u>11/10/1966</u>.</p> <p>and my address is <u>21433 Flora Springs Ln.</u> <u>Magnolia, Tx. 77355</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>1st</u> day of <u>May</u>, <u>2026</u>.</p> <p>Signed: </p> <p>Declarant</p>	<p>My name is <u>DONNA FORRISTAL</u>.</p> <p>My date of birth is <u>11/13/52</u>.</p> <p>and my address is <u>21433 Flora Springs</u> <u>Magnolia, TX. 77355</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>1st</u> day of <u>May</u>, <u>2026</u>.</p> <p>Signed: </p> <p>Declarant</p>
--	--

	FLATWORK	B.L. BUILDING LINE	T.O.P. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT		MANHOLE
	PROPERTY LINE	B.L.(F.L) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	MACCE. MAINTENANCE & ACCESS EASEMENT		GRATE DRAIN
	BUILDING LINE	B.L.(S) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACCE. ACCESS EASEMENT		LIGHT POLE
	EASEMENT	B.L.(C) CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT		ELECTRIC BOX
	WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT		FIBER OPTIC
	WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT		TELEPHONE PEDESTAL
	CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	W.V. WATER VALVE		GAS METER
	OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	T.H. TIRE HYDRANT		CABLE PEDESTAL
		PROP. PROPOSED	P.V.T. PRIVATE	M. MONUMENT		WATER METER
		C.M. CONTROL MONUMENT	F.N.D. FOUND	I.P. IRON PIPE		CITY ANCHOR
						MANHOLE & INLET
						VALVE



X *[Signature]* 9/29/2023
 ✓ *[Signature]* 9/29/2023

NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 3. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
 4. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO. UNDER G.F. No. 7712004306.
 5. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "EHRA" UNLESS OTHERWISE NOTED.
 6. SUBJECT TO 20' WIDE UNOBSTRUCTED U.E. FOR GUY, BEING 10' ON EACH SIDE OF THE CENTERLINE OF THE GUY AND PROTRUDING 5' PAST THE POINT OF WHERE THE ANCHOR ENTERS THE EARTH.

FOR: PATRICK JAMES FORRISTAL AND
 DONNA KAY FORRISTAL
 ADDRESS: 21433 FLORA SPRINGS LANE
 ALLPOINTS JOB#: HD313801 BY: TS
 G.F.: 7712004306
 JOB: 534-036

FLOOD ZONE: X
 COMMUNITY PANEL:
 48339C0475G

EFFECTIVE DATE: 08/18/2014
 LOMR: DATE:

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION

LOT 2, IN BLOCK 3, OF EMORY GLEN SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 8563, OF THE PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 5TH DAY OF JANUARY, 2023.

[Signature]

©2023, ALLPOINTS LAND SURVEY, INC. All Rights Reserved.
 ALLPOINTS LAND SURVEY, INC. - 1515 WITTE ROAD - HOUSTON, TEXAS 77080 - PHONE: 713-468-7707 - T.B.P.E.L.S. # 10122600