

**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: 04/27/2026 GF No. \_\_\_\_\_  
Declarant: Karen Dulaney, Randy Dulaney  
Description of Property: 42 26 Elkins Lake - Sec 3  
County Walker, Texas  
Date of Survey: 04/27/2026

"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 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>Karen Dulaney</u>.</p> <p>My date of birth is <u>12/14/64</u>.</p> <p>and my address is <u>1840 E Lake Drive</u> <u>Huntsville TX 77340</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Walker</u> County, State of <u>Texas</u>, on the <u>27</u> day of <u>04</u>, <u>2026</u>.</p> <p>Signed: <u>Karen Dulaney</u> <u>1</u></p> <p>Declarant</p>	<p>My name is <u>Randy Dulaney</u>.</p> <p>My date of birth is <u>06/18/64</u>.</p> <p>and my address is <u>1840 East Lake</u> <u>Drive Huntsville, TX 77340</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Walker</u> County, State of <u>Texas</u>, on the <u>30</u> day of <u>04</u>, <u>2026</u>.</p> <p>Signed: <u>Randy Dulaney</u> <u>2</u></p> <p>Declarant</p>
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FINAL  
**SURVEY OF**  
 LOT 42, BLOCK 26  
 ELKINS LAKE SUBDIVISION, SECTION 3

LOCATED IN THE A. BROWN SURVEY, ABSTRACT NO. A-95  
 BASED ON THE PLAT THEREOF RECORDED IN  
 VOLUME/CABINET 174 PAGE / SHEET 609 OF  
 THE MAP RECORDS WALKER COUNTY, TEXAS  
 REF: McPHERSON & CURVELO G. F. 2313889 DATE: MAY 21, 2024  
 TO VINESSA McPHERSON, SONIA CURVELO, & STEWART TITLE GUARANTY  
 COMPANY,  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE  
 BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT  
 THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS,  
 OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

LINE & SYMBOL LEGEND	
1) IRF= IRON ROD FOUND	
2) IRS= IRON ROD SET, CAPPED "SURVTECH"	
3) O.P.R.W.C.TX= OFFICIAL PROPERTY RECORDS OF WALKER COUNTY TEXAS	
4) M.R.W.C.TX= MAP RECORDS OF WALKER COUNTY TEXAS	
5) BL= BUILDING LINE	
6) UE= UTILITY EASEMENT	
7) DE= DRAINAGE EASEMENT	

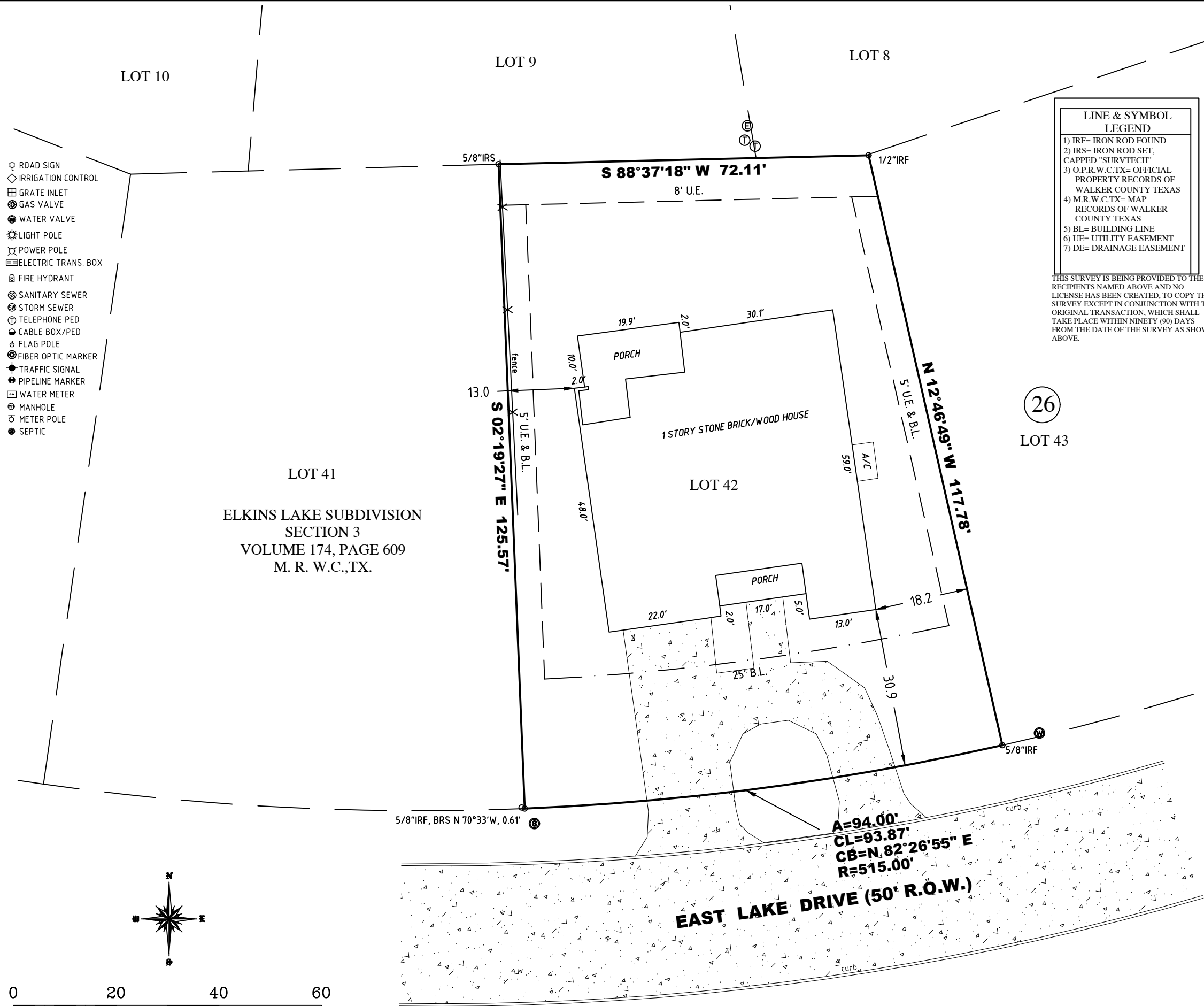
THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.

  
 MICHAEL WARREN R.P.L.S. # 4935



26  
 LOT 43

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE. ELEVATIONS SHOWN ARE BASED ON NAVD 88, 2001 ADJUSTMENT.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY (G.F. No. 2313889) DATED APRIL 18, 2024, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN VOLUME 174, PAGE 609, MAP RECRDS AND ALSO RECORDED UNDER VOLUME 240, PAGE 615; VOLUME 254, PAGE 432; VOLUME 40, PAGE 740; VOLUME 92, PAGE 402; & COUNTY CLERK'S FILE No. 2024-95605, OFFICIAL PROPERTY RECORDS, WALKER COUNTY, TEXAS.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE
- 9) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN
- 10) PROPERTY NOT SUBJECT TO EASEMENT AS RECORDED IN VOLUME 267, PAGE 599
- 11) PROPERTY SUBJECT TO A 5' BLANKET AROUND UTILITIES AS RECORDED UNDER COUNTY CLERK'S FILE No. 2023-94153



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