

**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: 4/20/2026 GF No. \_\_\_\_\_  
Declarant: \_\_\_\_\_  
Description of Property: MORNINGSIDE (ANGLETON) BLK 4 LOT 9 (E/63.5'), UNDIVIDED INTEREST 50.0000000000%  
County Brazoria, Texas  
Date of Survey: 09/09/14

"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.

My name is Judith Mendez.  
 My date of birth is 08/22/1945.  
 and my address is 1017 E Miller St.  
Arling, Texas, TX 77538.

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County,  
 State of \_\_\_\_\_, on the  
 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed:

Judith Mendez  
 Declarant

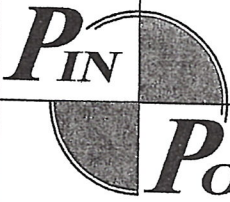
My name is Claudia Baker.  
 My date of birth is 2/21/1947.  
 and my address is 21027 Falvel Sunset Cr  
Spring, TX 77388.

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County,  
 State of \_\_\_\_\_, on the  
 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

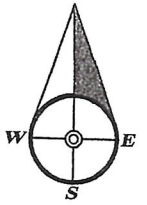
Signed:

Claudia Baker  
 Declarant



PO BOX 3344 LAKE JACKSON, TEXAS. 77566 (979) 299-3373

**PIN POINT**  
**Surveying & Mapping,**  
**LLC**



LOT 4

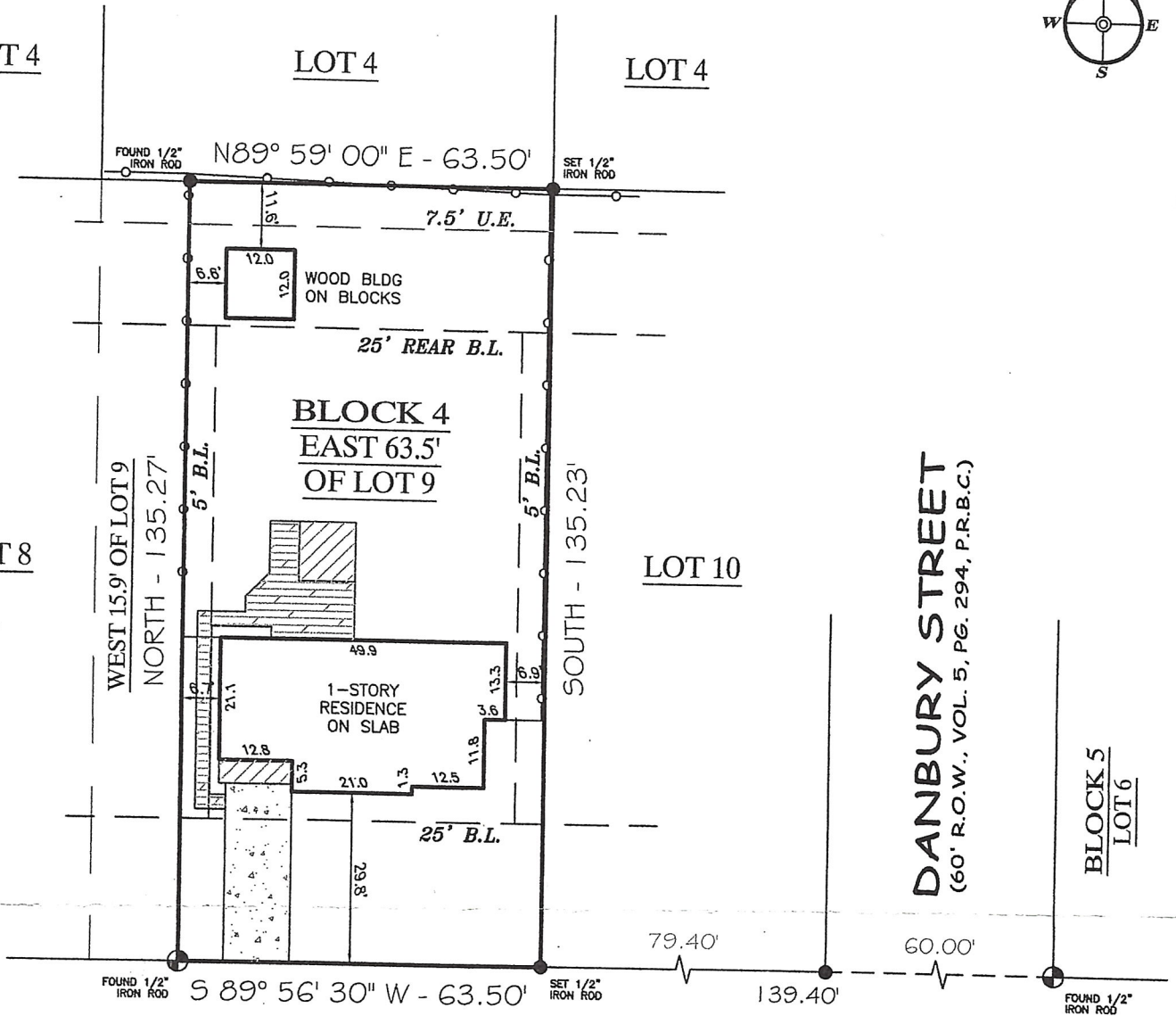
LOT 4

LOT 4

LOT 8

LOT 10

BLOCK 5  
LOT 6



# MILLER STREET

(60' R.O.W., VOL. 5, PG. 294, P.R.B.C.)

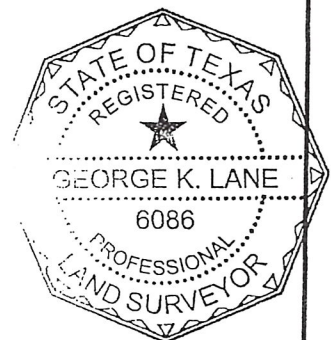
(AKA EAST MILLER STREET)

*Claudia Baker*

*Jessith Smerdes*

THE EAST 63.5' OF LOT 9, BLOCK 4

## MORNINGSIDE ADDITION



COMMUNITY NO: 480064 PANEL NO: 0445 SUFFIX: H ZONE: X BASE: N/A MAP REVISED: 10/6/04

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

**NOTES:**

PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE VILLAGE OF: ANGLETON

1) BUILDING LINES AND EASEMENTS PER VOL. 520, PG. 303, D.R.B.C.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY PROVIDED BY: ALAMO TITLE  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 14040787 DATED: 08/28/2014

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: ALAMO TITLE