

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: 4/30/2026 GF No. _____
Declarant: Herschel Teper, Eileen G Teper
Description of Property: RIVERSTONE POINTE 01, BLOCK 1, LOT 21
County Montgomery, Texas
Date of Survey: May 25, 2009

"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:

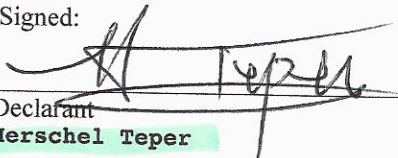
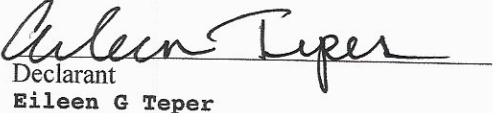
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I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

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.

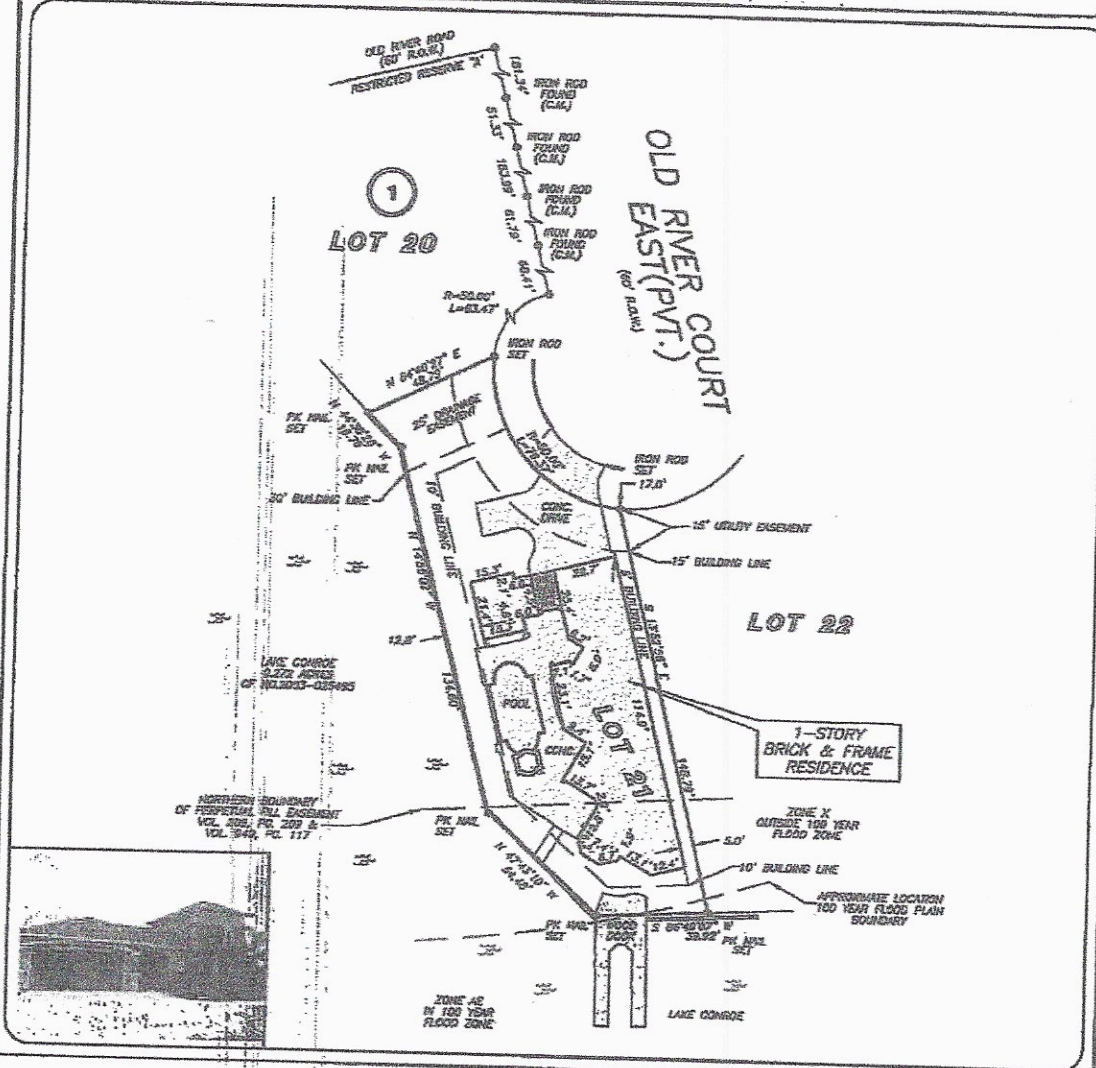
6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

| | |
|--|--|
| <p>My name is <u>Herschel Teper</u>.</p> <p>My date of birth is <u>4/24/99</u>.</p> <p>and my address is <u>9305 Old River Ct E</u> <u>Montgomery, TX 77356</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>30</u> day of <u>April</u>, <u>2026</u>.</p> <p>Signed: </p> <p>Declarant Herschel Teper</p> | <p>My name is <u>Eileen G Teper</u>.</p> <p>My date of birth is <u>10/17/60</u>.</p> <p>and my address is <u>9305 Old River Ct E</u> <u>Montgomery, TX 77356</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>30</u> day of <u>April</u>, <u>2026</u>.</p> <p>Signed: </p> <p>Declarant Eileen G Teper</p> |
|--|--|

GF NO. D9405413 STEWART TITLE
 ADDRESS: 9305 OLD RIVER COURT EAST
 MONTGOMERY, TEXAS 77356
 BORROWER: GARY P. MILLESON

LOT 21, BLOCK 1 RIVERSTONE POINTE

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN CABINET U, SHEET 1 OF THE MAP RECORDS
 OF MONTGOMERY COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48320C 8185 F
 MAP REVISION: 12/18/1995
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PRESENT LIMITS
 DETERMINATION WITHOUT DETAILED FIELD STUDY

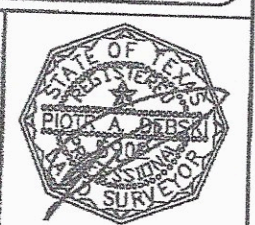
A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

RECORD BEARING: CABINET U, SHEET 1

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE PLACES FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THE TRANSACTION ONLY AND
 ABSTRACTING PROVIDED BY THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

FOR A. DEBRO
 PROFESSIONAL LAND SURVEYOR
 NO. 5902
 JOB NO. 06-05460
 MAY 26, 2008

DRAWN BY: JE



stewart
 1926

ERLEN ALEXANDER
 281-367-5654



PRECISION SURVEYORS, INC.

1-800-LANDSURVEY 281-496-1586
 1-800-586-3767 FAX 281-496-1867
 14025 MEMORIAL DRIVE SUITE 8100 HOUSTON, TEXAS 77060