

**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: 05/26/2026 GF No. \_\_\_\_\_  
Declarant: Matthew Fontaine and Brittany Fontaine  
Description of Property: 4918 Bent Tree Dr, Fulshear, TX 77441  
County Fort Bend, Texas  
Date of Survey: 01/29/2021

"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):

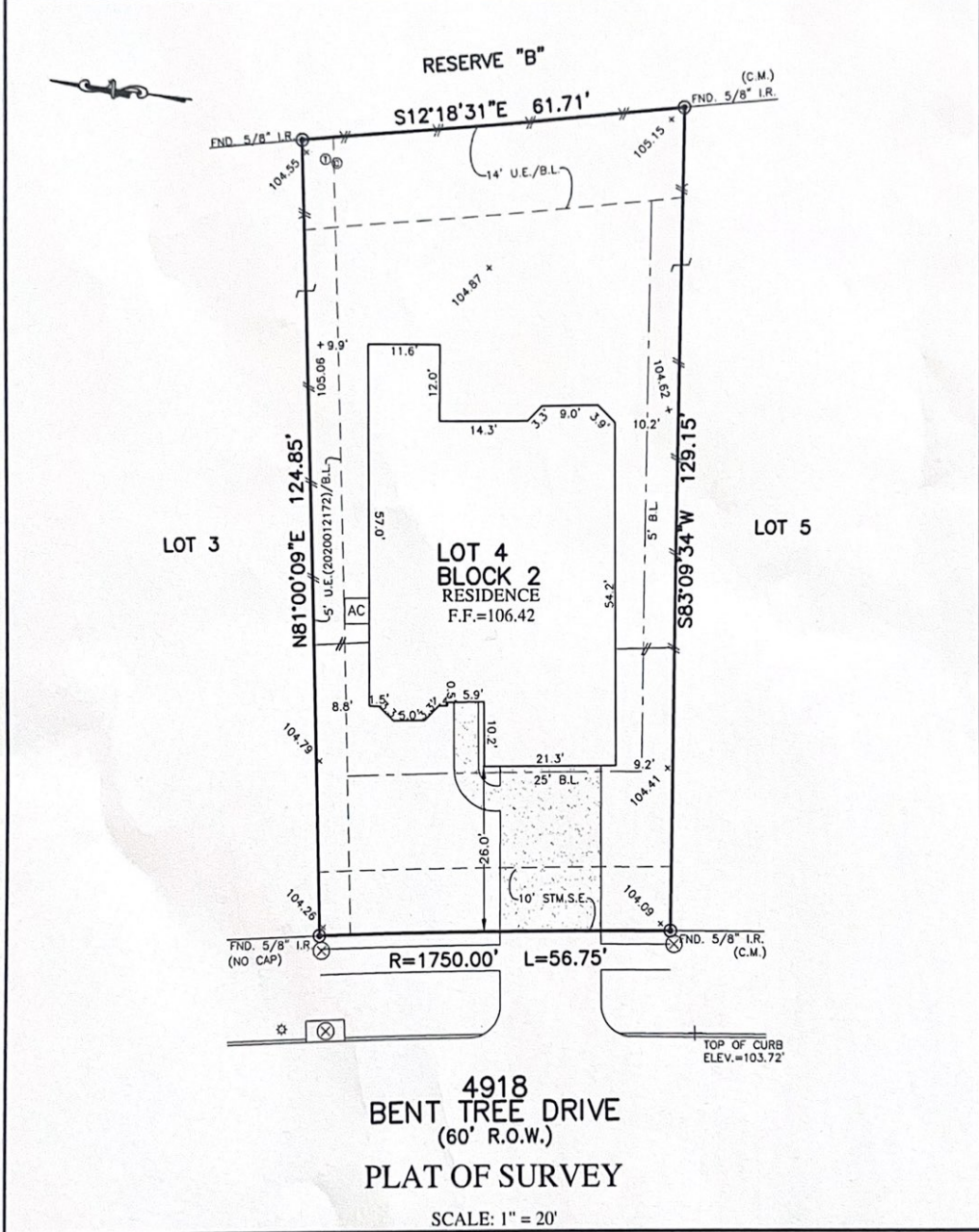
|      |
|------|
| None |
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5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. 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.

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|---|--|
| <p>My name is <u>Matthew Fontaine</u><br/>My date of birth is <u>05/09/1995</u><br/>and my address is <u>3414 Bryan Ave., Lubbock, TX</u><br/><u>79382</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Lubbock</u> County,<br/>State of <u>Texas</u>, on the<br/><u>26</u> day of <u>May</u>, <u>2026</u>.</p> <p>Signed:<br/><i>Matthew Fontaine</i><br/>Declarant</p> <p><small>dotloop verified<br/>05/26/26 3:04 PM CDT<br/>NZ57-GGJS-MXP4-1GCX</small></p> | <p>My name is <u>Brittany Fontaine</u><br/>My date of birth is <u>08/04/1995</u><br/>and my address is <u>3414 Bryan Ave., Lubbock, TX</u><br/><u>79382</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Lubbock</u> County,<br/>State of <u>Texas</u>, on the<br/><u>26</u> day of <u>May</u>, <u>2026</u>.</p> <p>Signed:<br/><i>Brittany Fontaine</i><br/>Declarant</p> <p><small>dotloop verified<br/>05/27/26 12:47 PM CDT<br/>FEFN-L4OP-1DJR-UYUV</small></p> |
|---|--|

|  |                    |                             |                                 |                        |  |  |
|--|--------------------|-----------------------------|---------------------------------|------------------------|--|--|
|  | FLATWORK           | B.L. BUILDING LINE          | U.E. UTILITY EASEMENT           | A.E. AERIAL EASEMENT   |  |  |
|  | PROPERTY LINE      | G.B.L. GARAGE BUILDING LINE | W.L.E. WATER LINE EASEMENT      | D.E. DRAINAGE EASEMENT |  |  |
|  | BUILDING LINE      | (B.G.) BUILDER GUIDELINES   | S.S.E. SANITARY SEWER EASEMENT  | E.E. ELECTRIC EASEMENT |  |  |
|  | EASEMENT           | F.F. FINISHED FLOOR         | STM.S.E. STORM SEWER EASEMENT   |                        |  |  |
|  | WOODEN FENCE       | EXT. EXTENDED               | P.A.E. PRIVATE ACCESS EASEMENT  |                        |  |  |
|  | WROUGHT IRON FENCE | R.O.W. RIGHT-OF-WAY         | P.U.E. PRIVATE UTILITY EASEMENT |                        |  |  |
|  | CHAIN LINK FENCE   | T.O.F. TOP OF FORM          | P.V.T. PRIVATE                  |                        |  |  |
|  | OVERHEAD ELECTRIC  | C.M. CONTROL MONUMENT       | F.N.D. FOUND                    |                        |  |  |



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 YELLOW CAP MARKED "ALLPOINTS SURVEY".  
 4. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "COSTELLO" UNLESS OTHERWISE NOTED.  
 5. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY WFG NATIONAL TITLE INSURANCE Co. UNDER O.F. No 21-198356.  
 6. AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRIC SERVICE PER C.F. No. 2020038921.  
 7. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.

FOR: ALEXANDER WILLIAM NEELANS  
 AND BRIANA ASHLIE NEELANS  
 ADDRESS: 4918 BENT TREE DRIVE  
 ALLPOINTS JOB#: NM235324 BY: LM  
 G.F.: 21-198356  
 JOB:  
 FLOOD ZONE: X  
 COMMUNITY PANEL:  
 48157C0095M  
 EFFECTIVE DATE: 1/29/2021  
 LOMR: DATE:  
 \*THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.\*

LOT 4, BLOCK 2,  
 FULBROOK ON FULSHEAR CREEK, SECTION 14,  
 PLAT NO. 20190177, MAP RECORDS,  
 FORT BEND COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 12TH DAY OF OCTOBER, 2021.

*Henry M. Santos*

STATE OF TEXAS  
 REGISTERED  
 HENRY M. SANTOS  
 5450  
 PROFESSIONAL  
 LAND SURVEYOR

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