

**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: 05/15/26  
Declarant: Diego Garcia Giraldo & Itziar Alvarez Cora GF No. \_\_\_\_\_  
Description of Property: WDLNDS VIL COCHRANS CR 31, BLOCK 3, LOT 54  
County: Montgomery, Texas  
Date of Survey: 03/03/2023

"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):

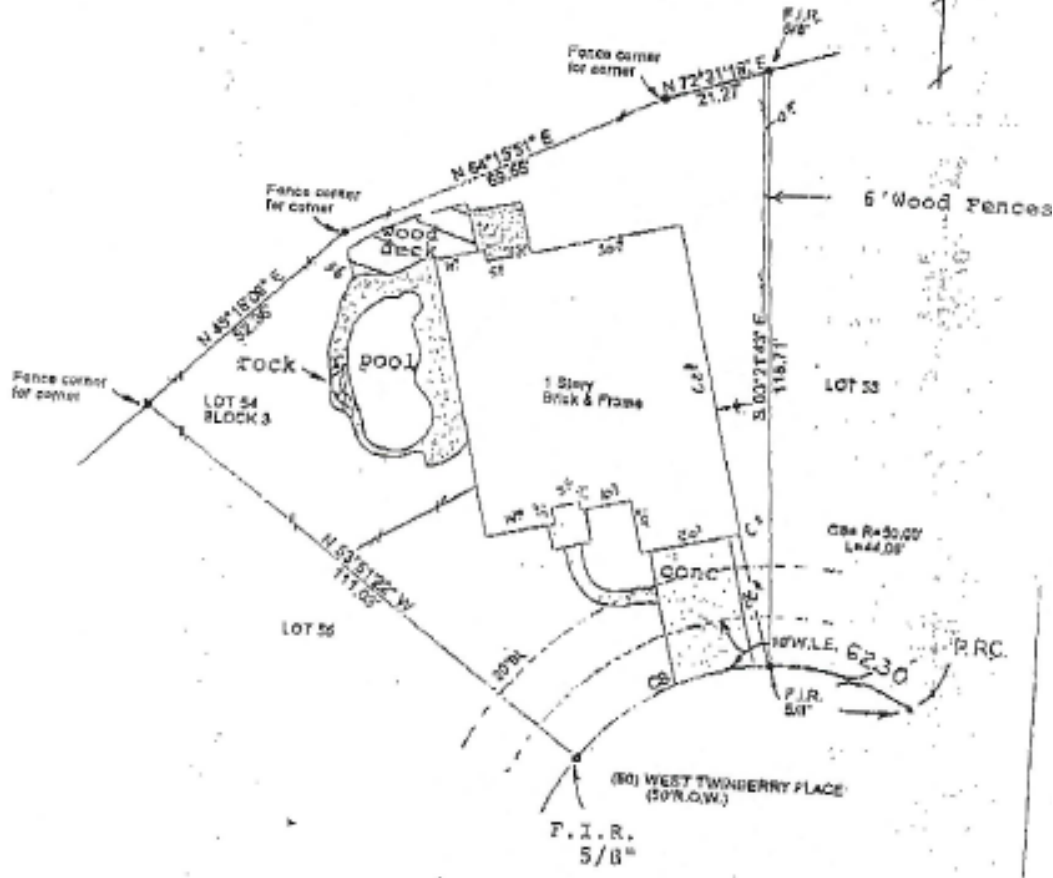
5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does 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 style="text-align: center;"><u>Diego Garcia Giraldo</u></p> <p>My name is _____.</p> <p>My date of birth is <u>03/27/1973</u>.</p> <p>and my address is <u>60 W Twinberry Pl.</u> <u>77381, The Woodlands, TX</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>TX</u>, on the _____ day of <u>05/15/26</u>.</p> <p>Signed:  <u>Diego Garcia Giraldo</u> Declarant</p>	<p style="text-align: center;"><u>Itziar Alvarez Cora</u></p> <p>My name is _____.</p> <p>My date of birth is <u>05/03/1976</u>.</p> <p>and my address is <u>60 W Twinberry Pl</u> <u>77381 The Woodlands, TX</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>TX</u>, on the _____ day of <u>05/15/26</u>.</p> <p>Signed:  <u>Itziar Alvarez Cora</u> Declarant</p>
--	--

*Exhibit A*

SCALE  
1" = 30'



1. This survey is confined to this transaction only. It is not inferable to additional transactions or subsequent owners.  
 2. By public plotting only, this property is not in the 100 year flood plain according to N.F.L.P. Map No. 480483 0510 F 12-19-96.  
 3. No one assumes responsibility for exact determination.

BY: *Lino Vella-Gregory*  
 Lino Vella-Gregory  
 60 West Twinberry Place  
 ZONE X

DESCRIBED PROPERTY  
 Lot 54, Block 3, of The Woodlands, VILLAGE OF COCHRANS CROSSING, SECTION 31, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet G, Sheet 24-B, of the Map Records of Montgomery County, Texas.

Texas Land Coordinators, Inc.  
 BOX 1387 • PEARLAND, TX 77588  
 281-285  
 281-42102109  
 3-3-03  
 39605



I do hereby certify that this survey was this day made on the ground of the property legally described herein, (or on the attached sheet), and is correct, and there are no encroachments unless shown, and was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

*[Signature]*

RECEIVED TIME MAR. 8. 5:37PM  
 PRINT TIME MAR. 8. 5:38PM