

**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: \_\_\_\_\_ GF No. \_\_\_\_\_  
Declarant: BCS COTTAGES LLC - SERIES C  
Description of Property: 733 Eagle Pass St, Bryan, TX 77802  
County Brazos, Texas  
Date of Survey: 04/22/1998

"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):

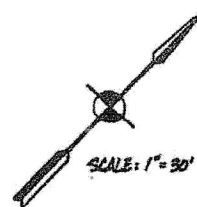
Added 5x5 ft to bathroom

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.

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>My name is <u>Cindy Blake</u>.</p> <p>My date of birth is <u>8-26-1965</u>.</p> <p>and my address is <u>733 Eagle Pass</u><br/> <u>Bryan, TX 77802</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p><br><br><p>Executed in <u>Brazos</u> County,<br/>         State of <u>TX</u>, on the<br/> <u>20</u> day of <u>July</u>, <u>2026</u>.</p> <p>Signed:<br/> <u>Cindy Blake</u><br/>         Declarant</p> | <p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____<br/>         _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p><br><br><p>Executed in _____ County,<br/>         State of _____, on the<br/>         _____ day of _____, _____.</p> <p>Signed:<br/>         _____<br/>         Declarant</p> |
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$\Delta = 4^{\circ} 53' 24''$   
 $R = 500'$   
 $T = 21.35$   
 $L \text{ ARC} = 42.67$   
 $CND = N 62^{\circ} 06' 24'' E$   
 $LC = 42.66$



733 EAGLE PASS

GYLES COOPER  
104/402

THE UNDERSIGNED TO AND  
REVIEWED A COPY SURVEY

MAITLAND K. KUST  
BLAND K. KUST

Cindy Blake

C.H. DOERGE  
11/96

LOT 63

LOT 64

LOT 65

LOT 66

THE EASEMENT RECORDED IN 98/10  
IS A R.O.W. EASEMENT AND DOES  
NOT AFFECT OUR PROPERTY.

\* BASIS OF BEARINGS IS  
FROM RODS FOUND ALONG  
RIDGECREST ADDITION &  
MEADOWBROOK SUBDIVISION

RIDGECREST ADDITION  
 150/83

MILTON LYNN KURTEN & GLENDA K. KURTEN

Let §5 S. pt. of §3 & §4, of Meadowbrook Subdivision, Bryan, Brazos County, Texas according to the plat recorded in Volume 103 Page 501 of the Deed Records of Brazos County, Texas, I, Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision April 22, 1928. I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown.

