

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: 10/7/2026 GF No. _____
Declarant: DAVID COCHRAN & JANET COCHRAN
Description of Property: S455000 - ENCHANTED FOREST, LOT 59, 60-A, ACRES 1.0253, FELDER EDMOND J, TRACT 3-A, 3-C
County Montgomery, Texas
Date of Survey: 9/23/14 (0.474 Acre) 3/1/17 (0.1973 Acre) 12/30/2020 (0.3524 Acre)

"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):

- Added a barn on the back lot*
Fenced in back lot, removed fence thru middle of back lot
Added shed to middle lot + one to house lot
Added carport + attached covered patio Removed hot tub + deck
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 <u>David Cochran</u>. My date of birth is <u>5-22-57</u>. and my address is <u>32606 Dogwood Trl</u> <u>Magnolia Tx 77355</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Montgomery</u> County, State of <u>Texas</u>, on the <u>7th</u> day of <u>October</u>, <u>2026</u>. Signed: <u></u> Declarant David Cochran	My name is <u>Janet Cochran</u>. My date of birth is <u>12-20-59</u>. and my address is <u>32606 Dogwood Trl</u> <u>Magnolia Tx 77355</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Montgomery</u> County, State of <u>Texas</u>, on the <u>7th</u> day of <u>October</u>, <u>2026</u>. Signed: <u></u> Declarant Janet Cochran
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DOGWOOD TRAIL
(60' R.O.W.)

LOT 57 & 58

LOT 59

**LOT 59 & PART
OF LOT 60
0.474 ACRES**

LOT 60A

LOT 60B

LOT 61
2 STORY BRICK

GARAGE
20.0'
30.5'
20.0'

1 STORY BRICK

FOUND 1/2" I.P.
BEARS S 64°48'04" E 1.77'

FOUND 1/2" I.P.
BEARS S 79°13'37" E 0.67'

FOUND 1/2" I.P.
@55.00'

SET 5/8" I.R.

P.O.B.

SET 5/8" I.R.

P.O.C.

FOUND 5/8" I.R.

N 89°10'27" W 150.08'

N 88°55'00" E 150.00'

N 01°05'00" W 135.00'

S 07°05'00" E 140.00'

FENCE IS
ONLINE

CALLED 24.131 ACRES
(M.C.C.F. 2007085685)

LEGEND

These standard symbols will
be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- AC PAD
- ⊕ POWER POLE
- ⊗ SEPTIC TANK
- ⊙ TELE PEDESTAL
- ⊖ WATER METER
- ▨ WOOD DECK
- ▤ CONCRETE
- ▥ GRAVEL/DIRT
- □ — IRON FENCE
- ≡ — HOG WIRE FENCE
- \ — WOOD FENCE
- OP — OVERHEAD POWER
- — — EASEMENT LINE

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION
SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY
BEARING ORIENTATION BASED ON THE WESTERN LINE OF ENCHANTED FOREST. AS PER PLAT
ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES
BEARINGS BASED ON RECORDED PLAT OF ENCHANTED FOREST (VOL 7, PG 251 M.R.M.C.)
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS
THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO
ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

DESCRIPTION: BEING A 0.474 ACRE PARCEL OF LAND, AND BEING ALL OF LOT 59 & PART OF LOT 60 OF ENCHANTED FOREST (VOL 7, PG 251 M.R.M.C.)			
RECORDATION: VOL 7, PG 251 M.R.M.C.	COUNTY: MONTGOMERY	ST: TX	ABSTRACT: EJ FELDER, A-216
RECORD OWNER: SUNSHINE DP, INC		TITLE COMPANY:	

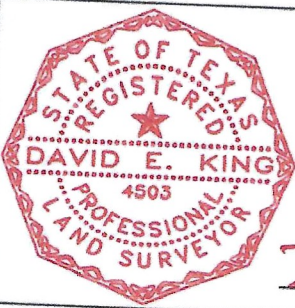
ADDRESS: 32606 DOGWOOD TRAIL MAGNOLIA, TX 77354

FIELD WORK:
LK

DRAFTED BY:
DK, JR

CHECKED BY:
DK, SR

G.F. NUMBER



I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503,
hereby certify to the Title Insurer, Lender, and Purchaser referenced herein
ONLY, that this plat was made from an actual survey on the ground by me or
under my direction; this survey substantially complies to the current Texas
Society of Professional Surveyors Standards and Specifications. Not valid
without both electronic seal and signature.

KLSS
**KING'S LAND SURVEYING
SOLUTIONS, LLC**
Professional Land Surveyors
3411 KEYSTONE DRIVE SPRING, TX 77380 (281)350-6003

1" = 40'

This lot does partially appear to lie
in the 100 year flood plain and
appears to be in ZONES as
X X SHADED & AE
located by the Federal Insurance
Administration designated Flood
Hazard Area by Community
Panel No. 48339C0490G
dated 08/18/2014

JOB #:
1408225

KLSS
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SOLUTIONS, LLC
Professional Land Surveyors

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METES AND BOUNDS
0.474 ACRE PARCEL
LOCATED IN THE
E.J. FELDER SURVEY,
ABSTRACT 216,
MONTGOMERY COUNTY, TEXAS

Being a 0.474 acre parcel of land situated in the E.J. Felder Survey, Abstract 216, Montgomery County, Texas, and being all of Lot 59, and part of Lot 60 of Enchanted Forest as recorded in Volume 7, Page 251 of the Map Records of Montgomery County, with the basis of bearings being said plat, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found in the western right of way of Dogwood Trail (60' R.O.W.) for the northeast corner of the original Lot 61, and the southeast corner of the original Lot 60;

THENCE, North 01° 05' 00" West, a distance of 20.00 feet along the western right of way of Dogwood Trail to a 5/8" iron rod set with plastic cap for the southeast corner of the herein described parcel;

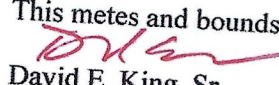
THENCE, North 89° 10' 27" West, a distance of 150.08 feet across the original Lot 60 to a 5/8" iron rod set with plastic cap in the eastern line of the called 24.131 acres as recorded in Montgomery County Clerk's File 2007085685 for the southwest corner of the herein described parcel;

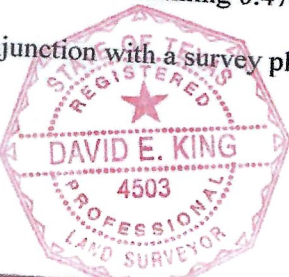
THENCE, North 01° 05' 00" West, along the eastern line of the called 24.131 acres, passing at a distance of 55.00 feet a 1/2" iron pipe found for the northwest corner of the original Lot 60, and the southwest corner of Lot 59, and continuing for a total distance of 135.00 feet to a 1/2" iron rod found, which bears South 64° 48' 04" East, a distance of 1.77 feet, for the southwest corner of Lot 58, the northwest corner of Lot 59, and marking the northwest corner of the herein described parcel;

THENCE, North 88° 55' 00" East, a distance of 150.00 feet along the southern line of Lot 58 to a 1/2" iron pipe found in the western right of way of Dogwood Trail, which bears South 79° 13' 37" East, a distance of 0.67 feet, for the southeast corner of Lot 58, the northeast corner of Lot 59, and marking the northeast corner of the herein described parcel;

THENCE, South 01° 05' 00" East, a distance of 140 feet along the western right of way of Dogwood Trail back to the **POINT OF BEGINNING** and containing 0.474 acres of land.

This metes and bounds was made in conjunction with a survey plat.


David E. King, Sr.
King's Land Surveying Solutions, LLC
September 23, 2014
Job Number 1408225

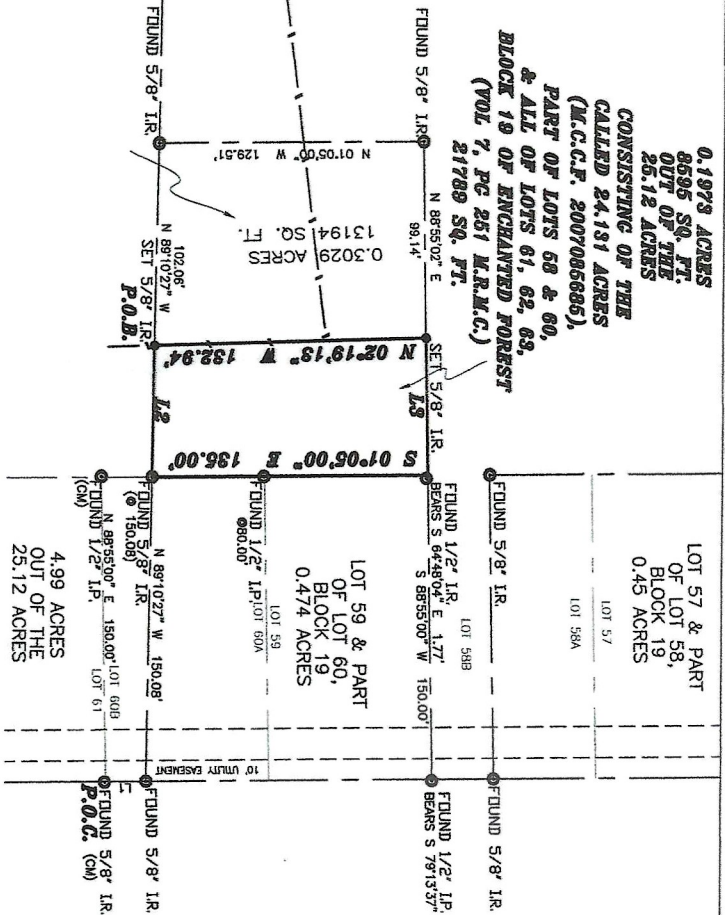


3411 Keygate Drive • Spring, Texas 77388 • Phone: 281-350-8003 • Fax: 281-350-0118

0.1973 ACRES
8695 SQ. FT.
OUT OF THE
26.12 ACRES
CONSISTING OF THE
CALLED 2.131 ACRES
(M.C.C.F. 20070866865),
PART OF LOTS 68 & 69,
& ALL OF LOTS 61, 62, 63,
BLOCK 19 OF ENCHANTED FOREST
(VOL 7, PG 261 N.R.M.C.)
21789 SQ. FT.

LEG

These sta
be found



LINE	BEARING	DISTANCE
L1	N 01°05'00" W	20.00'
L2	N 89°10'27" W	62.78'
L3	N 88°55'02" E	65.61'

LEGEND

These standard symbols will be found in the drawing.

- ☐ FOUND MONUMENT
☒ SET 5/8" I.R. W/CAP

 DIRT/GRAVEL
 WOOD FENCE
 HIGH BANK
 EASEMENT LINE

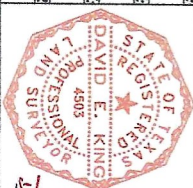
DOGWOOD TRAIL
(60' R.O.W.)

[illegible]
$$1'' = 60$$

RECORDATION:	COUNTY:	S#:	ABSTRACT:
VOL. 76-251 M.R.M.C.	MONTGOMERY	TX	EL FELDER, A-216
M.C.C. 2007083685			
RECORD OWNER:	TITLE COMPANY:		
JASON VABROUCH			

ADDRESS: 32610 DOGWOOD TRAIL MAGNOLIA, TX 77355

LR
DRAFTED BY
DK, JR
CHECKED BY
DK, SR
G.F. NUMBER



KISS
KING'S LAND SURVEYING
SOLUTIONS, LLC
Professional Land Surveyors
310 GORME DRIVE, SUITE 200, GREENSBORO, NC 27409
771.771.1234

KLS
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SOLUTIONS, LLC
Professional Land Surveyors

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METES AND BOUNDS
0.1973 ACRE PARCEL
LOCATED IN THE
E.J. FELDER SURVEY,
ABSTRACT 216,
MONTGOMERY COUNTY, TEXAS

Being a 0.1973 acre parcel of land situated in the E. J. Felder Survey, Abstract 216, Montgomery County, Texas, and being part of the same property as described in Montgomery County Clerk's File 2007085685, with the basis of bearings being said deed, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found in the western right of way of Dogwood Trail (60' R.O.W.) for the northeast corner of Lot 61 and the southeast former of Lot 60 of the Enchanted Forest subdivision as recorded in Vol. 7, Pg. 251 of the Map Records of Montgomery County;

THENCE, North 01° 05' 00" West, a distance of 20.00 feet along the eastern line of Lot 60 to a 5/8" iron rod found for the northeast corner of a 4.99 acre tract (simultaneously conveyed);

THENCE, North 89° 10' 27" West, a distance of 150.08 feet along the northern line of the said 4.99 acres to a 5/8" iron rod found marking the southeast corner of the herein described parcel and the **POINT OF BEGINNING**;

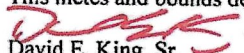
THENCE, North 89° 10' 27" West, a distance of 62.78 feet along the northern line of the said 4.99 acres to a 5/8" iron rod set with plastic cap for the southeast corner of a 0.3029 acre tract (simultaneously conveyed), and marking the southwest corner of the herein described parcel;

THENCE, North 02° 19' 13" West, a distance of 132.94 feet along the eastern line of the said 0.3029 acres to a 5/8" iron rod set with plastic cap for the northeast corner of the said 0.3029 acres, and marking the northwest corner of the herein described parcel;

THENCE, North 88° 55' 02" East, a distance of 65.61 feet along the northern line of the herein described parcel to a point from which a found 5/8" iron rod bears South 64° 48' 04" East a distance of 1.77 feet for the northwest corner of Lot 59, and marking the northeast corner of the herein described parcel;

THENCE, South 01° 05' 00" East, a distance of 135.00 feet along the western line of Lot 59, passing at a distance of 80.00 feet a 1/2" iron pipe, and continuing back to the **POINT OF BEGINNING** and containing 0.1973 acres of land.

This metes and bounds description was made in conjunction with a survey plat.


David E. King, Sr.
King's Land Surveying Solutions, LLC
March 1, 2017
Job Number 1408227
Firm Number 10152100



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METES AND BOUNDS
0.3524 ACRE PARCEL
LOCATED IN THE
E.J. FELDER SURVEY,
ABSTRACT 216,
MONTGOMERY COUNTY, TEXAS

Being a 0.3524 acre parcel of land situated in the E. J. Felder Survey, Abstract 216, Montgomery County, Texas, and being out of the 25.12 acres consisting of the called 24.131 acres as described in Montgomery County Clerk's File 2007085685 and part of Lots 58 & 60, and all of Lots 61, 62, & 63 in Block 19 of Enchanted Forest as recorded in Volume 7, Page 251, with the basis of bearings being said deed, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found in the western right of way of Dogwood Trail (60' R.O.W.) for the northeast corner of Lot 61 and the southeast corner of Lot 60 of the Enchanted Forest subdivision as recorded in Vol. 7, Pg. 251 of the Map Records of Montgomery County;

THENCE, North 01° 05' 00" West, a distance of 20.00 feet along the eastern line of Lot 60 to a 5/8" iron rod found for the northeast corner of a 4.99 acre tract (simultaneously conveyed);

THENCE, North 89° 10' 27" West, a distance of 212.86 feet along the northern line of the said 4.99 acres, having passed at 150.08 feet a found 5/8" iron rod, to a 5/8" iron rod set with plastic cap for the southwest corner of a 0.1973 acre tract (simultaneously conveyed), and marking the southeast corner of the herein described parcel and the **POINT OF BEGINNING**;

THENCE, North 89° 10' 27" West, a distance of 119.10 feet along the northern line of the said 4.99 acres to a 5/8" iron rod found for the northwest corner of said 4.99 acres, and marking the southwest corner of the herein described parcel;

THENCE, North 01° 05' 00" West, a distance of 128.94 feet over and across the 25.12 acres to a 5/8" iron rod found marking the northwest corner of the herein described parcel;

THENCE, North 88° 55' 02" East, a distance of 116.17 feet over and across the 25.12 acres to a 5/8" iron rod set with plastic cap for the northwest corner of the said 0.1973 acres, and marking the northeast corner of the herein described parcel;

THENCE, South 02° 19' 13" East, a distance of 132.94 feet along the western line of the said 0.1973 acres back to the **POINT OF BEGINNING** and containing 0.3524 acres of land.

This metes and bounds description was made in conjunction with a survey plat.



David E. King, Sr.
King's Land Surveying Solutions, LLC
December 30, 2020
Job Number 2012302
Firm Number 10152100

