Authentisign ID: 5640688B-15DE-F111-91F2-0022482B51B6

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: Regina Harrington

Description of Property: A0145 - CLARK EDMUND A, TRACT 1D-1, ACRES 6.01

County Montgomery, Texas

Date of Survey: 9/14/2016

"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):

Pond on property, not shown on survey was there at the time of my purchase 9/16/2022.

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.

This form is authorized for use by Monique Wren, a subscriber of the Houston Realtors Information Service, Inc. MLS

TRANSACTIONS

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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.

My name is Regina Harrington. My date of birth is February 24,1955. and my address is 12611 MOSTYN PL MAGNOLIA TX USA 77354-6759. I declare under penalty of perjury that the foregoing is true and correct. Executed in Montgomery County, State of Texas, on the 11th day of November, 2026. Signed: Regina Harrington 11/11/26 Declarant Regina Harrington	My name is _____. My date of birth is _____. and my address is _____ _____. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: _____ Declarant

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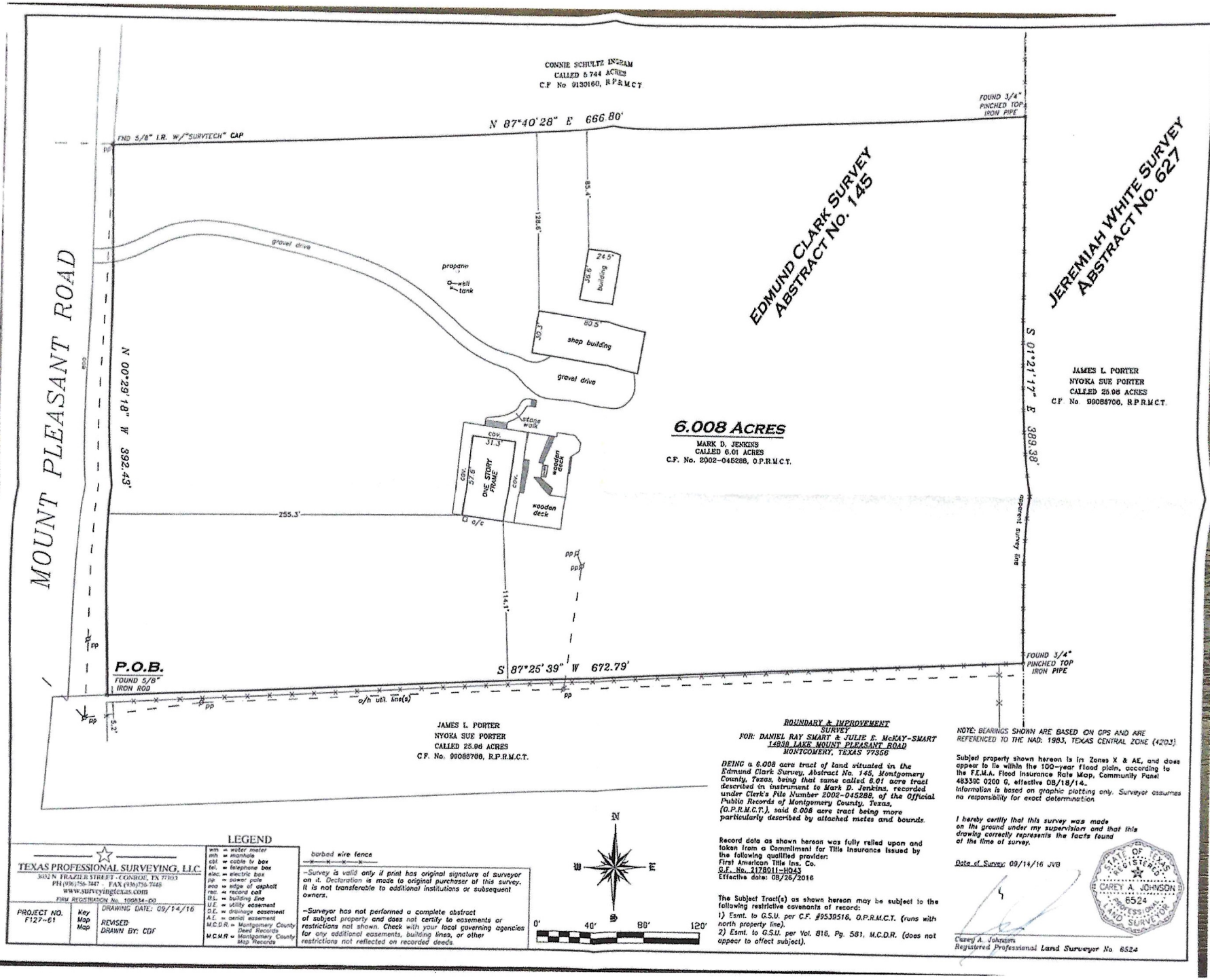
TRANSACTIONS TransactionDesk Edition



BOUNDARY & IMPROVEMENT SURVEY
FOR: DANIEL RAY SMART & JULIE E. McKAY-SMART
14938 LAKE MOUNT PLEASANT ROAD
MONTGOMERY, TEXAS 77356

BEING a 6.008 acre tract of land situated in the Edmund Clark Survey, Abstract No. 145, Montgomery County, Texas, being that same called 6.01 acre tract described in instrument to Mark D. Jenkins, recorded under Clerk's File Number 2002-045288, of the Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.), said 6.008 acre tract being more particularly described by attached metes and bounds.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
First American Title Ins. Co.
G.F. No. 2178011-H043
Effective date: 08/26/2016

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
1) Esmt. to G.S.U. per C.F. #9539516, O.P.R.M.C.T. (runs with north property line).
2) Esmt. to G.S.U. per Vol. 816, Pg. 581, M.C.D.R. (does not appear to affect subject).

NOTE: BEARINGS SHOWN ARE BASED ON GPS AND ARE REFERENCED TO THE NAD: 1983, TEXAS CENTRAL ZONE (4203).

Subject property shown hereon is in Zones X & AE, and does appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0200 G, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 09/14/16 JVB

STATE OF TEXAS REGISTERED CAREY A. JOHNSON 6524 PROFESSIONAL LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

LEGEND

wm	= water meter
mh	= manhole
cbl	= cable tv box
tel.	= telephone box
elec.	= electric box
pp	= power pole
eoa	= edge of asphalt
rec.	= record call
B.L.	= building line
U.E.	= utility easement
D.E.	= drainage easement
A.E.	= aerial easement
M.C.D.R.	= Montgomery County Deed Records
M.C.M.R.	= Montgomery County Map Records

barbed wire fence

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

TEXAS PROFESSIONAL SURVEYING, LLC.
302 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO.	Key Map	DRAWING DATE: 09/14/16
F127-61		REVISED
		DRAWN BY: CDF

0' 40' 80' 120'

RH

RH