

**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: June 30, 2026 GF No. _____
 Declarant: Michele A. Reynolds
 Description of Property: Lot 8, Block 1, SEC 3, Cinco Ranch North Lake Village
 County Fort Bend, Texas
 Date of Survey: June 5, 2013

"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

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>Michele Aura Reynolds</u>. My date of birth is <u>04/28/1961</u>. and my address is <u>31227 Sun Catcher Lane</u> <u>Fulshear TX 77423</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Fort Bend</u> County, State of <u>Texas</u>, on the <u>30th</u> day of <u>June</u>, <u>2026</u>. Signed: <u>Michele Aura Reynolds</u> Declarant 03D3B29E6EDA450...	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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TITLE COMPANY:

JMC
Title Agency, LLC
maximum service, minimal fees
281-395-6500

G.F. #:
K133693

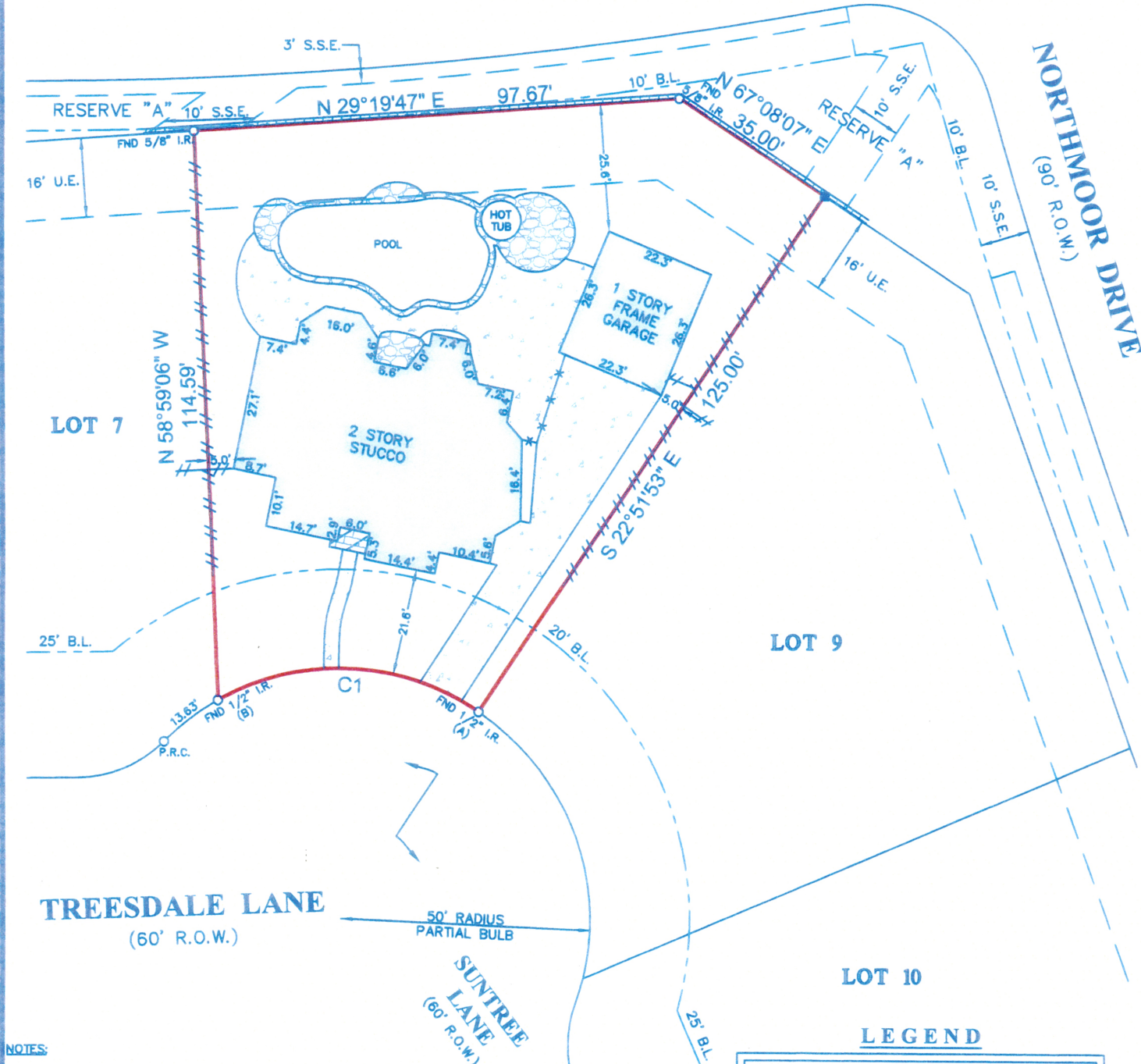
ISSUE DATE:
JUNE 5, 2013



SCALE 1"=30'

CINCO LAKES DRIVE
(60' R.O.W.)

NORTHMOOR DRIVE
(60' R.O.W.)



NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. RESTRICTIVE COVENANTS AS RECORDED IN SLIDE NOS. 1284/B & 1285/A P.R. & C.F. NO. 9036032.
8. 10' MINIMUM DISTANCE BETWEEN RESIDENTIAL DWELLINGS.

LEGEND
CONCRETE B.L. = BUILDING LINE
ROCK U.E. = UTILITY EASEMENT
COVERED BRICK S.S.E. = SANITARY SEWER EASEMENT
BRICK WALL
4" WOOD POST
FENCE
WOOD

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	55.13'	S 35°32'49" W	52.38'

PROJECT: A LAND TITLE SURVEY OF LOT 8, IN BLOCK 1, OF REPLAT OF CINCO RANCH NORTH LAKE VILLAGE, SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1284/B AND 1285/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

CLIENT:
MICHELE A. REYNOLDS

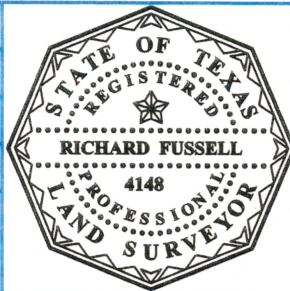
ADDRESS:
22002 TREESDALE LANE

FLOOD ZONE:
"X"

FLOOD MAP #:
48157C 00B5 J

FLOOD MAP DATE:
JANUARY 3, 1997

FLOOD MAP COUNTY:
FORT BEND



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 12, 2013 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

FIELD CREW:
SB

JOB#:
6-20680-13

DRAFTER:
SF

DATE:
JUNE 12, 2013