

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: 06/08/2026 GF No. _____
Declarant: Yoganande Maharaj and Neela Maharaj
Description of Property: 13105 Wornington Court, Houston, TX 77077
County Harris County, Texas
Date of Survey: _____

"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.

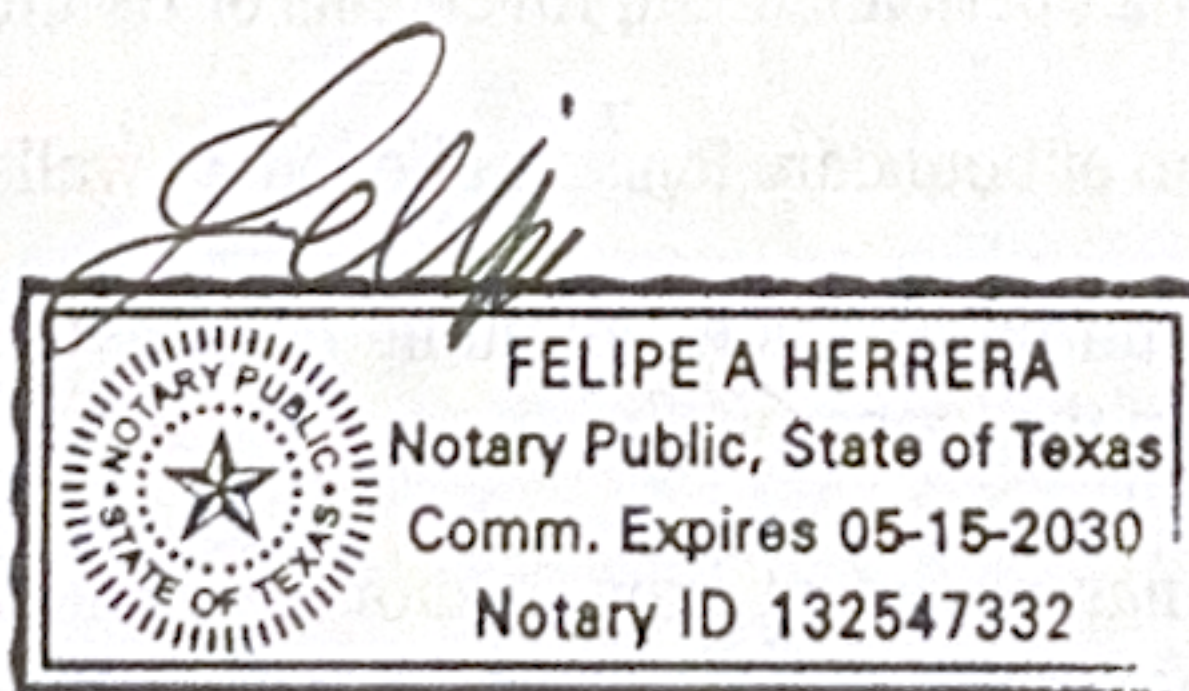
EXCEPT for the following (If None, Insert "None" Below):

"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>Yoganande Maharaj</u> My date of birth is <u>05/11/1974</u> and my address is <u>13105 Warrington Ct</u> <u>Houston, TX, 77077</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Harris</u> County, State of <u>Texas</u>, on the <u>9th</u> day of <u>June</u>, <u>2026</u>. Signed: <u>Yoganande Maharaj</u> Declarant	My name is <u>Neela Maharaj</u> My date of birth is <u>01/27/1975</u> and my address is <u>13105 Warrington Ct</u> <u>Houston, TX, 77077</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Harris Co</u> County, State of <u>Texas</u>, on the <u>9th</u> day of <u>June</u>, <u>2026</u>. Signed: <u>Neela M ———</u> Declarant
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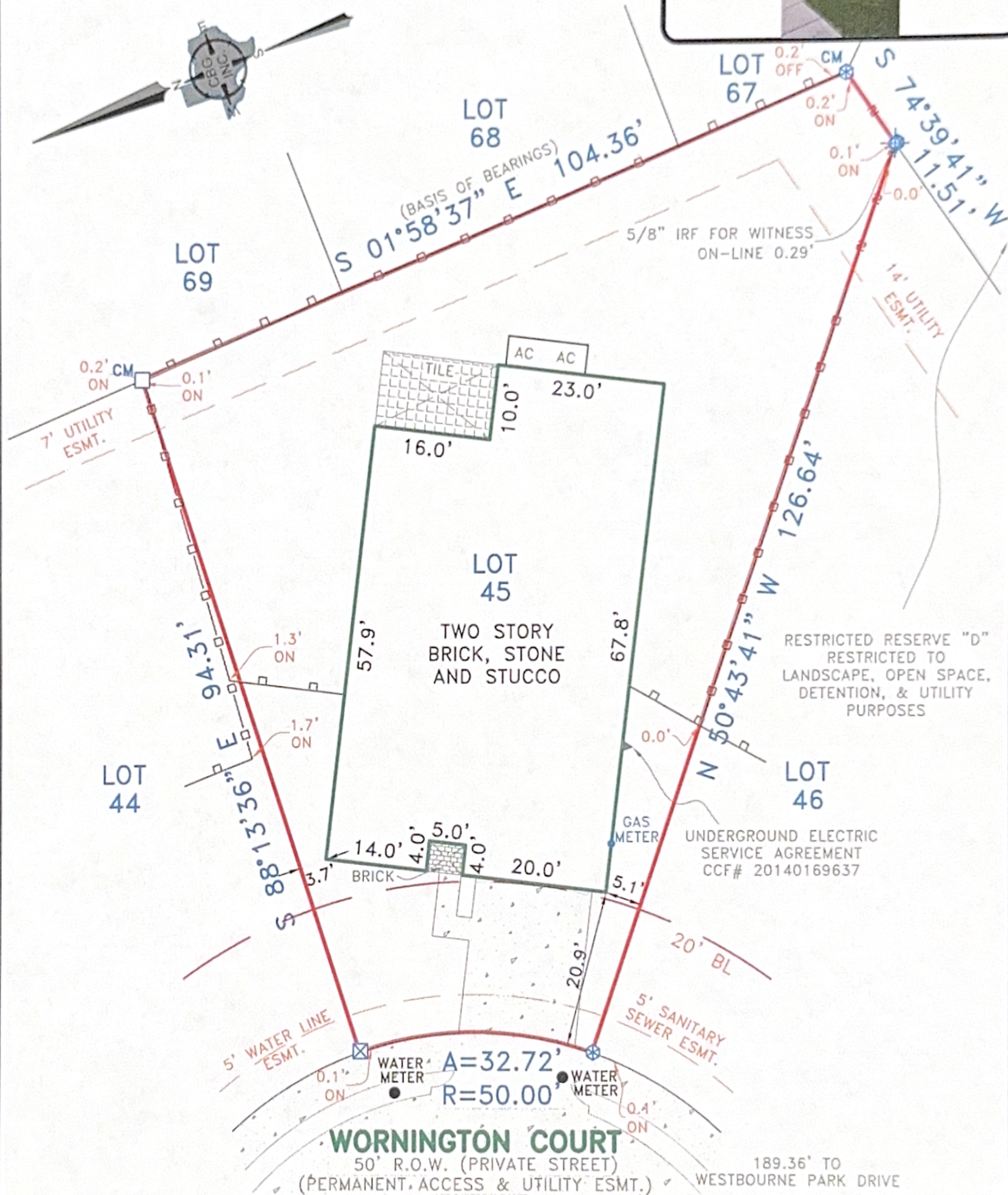
13105 Wornington Court

Being Lot Forty-Five (45), in Block One (1), of Parkway Terrace Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 662004 of the Map and/or Plat Records of Harris County, Texas.



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X — BARBED WIRE
- □ — DOUBLE SIDED WOOD FENCE
- / — EDGE OF ASPHALT
- / — EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CCF#s 20140256773, 20140259106 THRU 20140259111, 20140265423, 20140273728, 20140284740, 20140284741, 2016-209831, 2016-229372, C.C. NO. 662004, 20140114781

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0830L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Frontier Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JJT/JLR

Scale: 1" = 20'

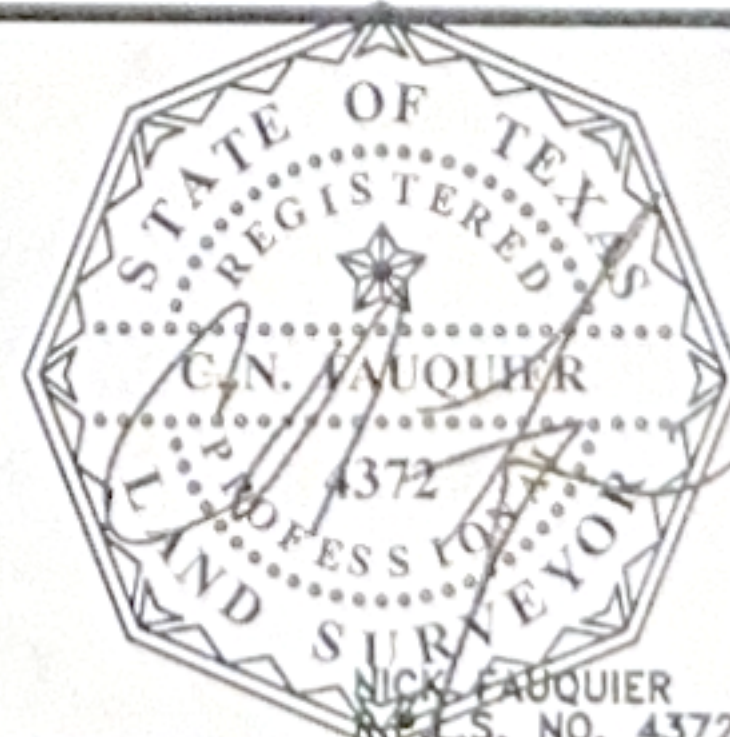
Date: 05/01/18

GF No.: 1838986

Job No. 1808840



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Accepted by: Purchaser

Date: _____

Purchaser