

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: October 31, 2025

GF No. 133004809

Declarant: Michele Marano

Description of Property: BEING A TRACT OR PARCEL OF LAND CONTAINING 0.6431 ACRES, (28,012 SQUARE FEET), BEING LOT 15 AND A PORTION OF LOT 16, LONGWOOD SUBDIVISION, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 186-B, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 0.6431 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.2544 ACRE TRACT OF LAND AS CONVEYED TO ROBERT M. REED AND WIFE, THELMA JO REED BY INSTRUMENT RECORDED IN DOCUMENT NO. 9524865 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, ALONG WITH AND IN ADDITION TO THAT CERTAIN CALLED 0.3887 ACRE TRACT OF LAND AS CONVEYED TO ROBERT M. REED AND WIFE, THELMA JO REED BY INSTRUMENT RECORDED IN DOCUMENT NO. 9343950 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 0.6431 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS: CABINET C, SHEET 186-B, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS).

BEGINNING at a 5/8" iron rod found on the west right-of-way line of Longwood Lane, for the east common corner of said Lot 15 and Lot 14, of said Longwood Subdivision, same being the northeast corner of said 0.3887 Acre Tract, same being the northeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 30°51'13" E, along the west right-of-way line of Longwood Lane, same being the common line of said Lot 15, a distance of 89.97 feet to a 5/8" iron rod found for the point of curvature of a curve to the right;

Thence, Southwesterly, along the west right-of-way line of Longwood Lane, same being the common line of said Lot 15, with the arc of said curve to the right, having an included angle of 98°54'46", a radius of 25.00 feet, a chord that bears, S 18°36'15" W, a chord distance of 38.00 feet, for an arc distance of 43.16 feet to a 5/8" iron rod found on the north right-of-way line of Longwood Lane, same being the common line of said Lot 15, for the point of tangency of said curve to the right;

Thence, S 68°03'40" W, along the north right-of-way line of Longwood Lane, same being the common line of said Lot 15, pass at a distance of 175.14 feet a 5/8" iron rod found for the south common corner of said Lots 15 and 16, and continuing for a total distance of 206.39 feet to a 1/2" iron rod found on the common line of said Lot 16 for the southeast corner of that certain called 0.1608 acre tract of land as conveyed to Rachel Yancey by instrument recorded in Document No. 2017070274 of the Official Public Records of Montgomery County, Texas, same being the southwest corner of said 0.2544 Acre Tract, same being the southwest corner of the herein described tract;

Thence, N 14°34'40" W, across said Lot 16, along the common line of said 0.1608 Acre Tract, pass at a distance of 66.19 feet the northeast corner of said 0.1608 Acre Tract, same being the southeast corner of that certain called 0.174 acre tract of land as conveyed to Jerry L. Brown and Wife, Charline Brown by instrument recorded in Document No. 2014029757 of the Official Public Records of Montgomery County, Texas, and continuing for a total distance of 143.11 feet to a 1/2" iron rod found on the common line of said Lot 16 and Lot 17, of said Longwood Subdivision, for the northeast corner of said 0.174 Acre Tract, same being the northwest corner of said 0.2544 Acre Tract, same being the northwest corner of the herein described tract;

Thence, N 74°59'35" E, along the common line of said Lots 16 and 17, pass at a distance of 31.00 feet a 1/2" iron rod found for the east common corner of said Lots 16 and 17, same being the west common corner of said Lots 14 and 15, and continuing for a total distance of 200.28 feet to the POINT OF BEGINNING and containing 0.6431 acres or 28,012 square feet of land, more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such

area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

County: Montgomery, 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:

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.

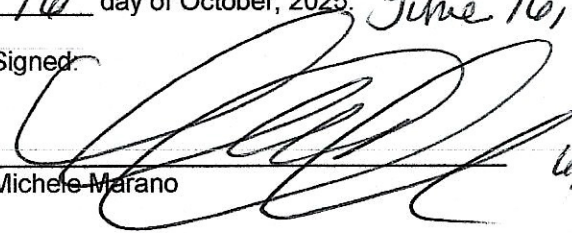
My name is Michele Marano.

My date of birth is 10/7/64
And my address is 901 Longmire Rd #51 Conroe - Physical address
3915 W. DAVIS ST. Ste 130 Conroe TX 77304 mailing address

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Montgomery County,
State of TEXAS, on the
16 day of October, 2025. June 16, 2026

Signed:


Michele Marano 6/16/26