

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: 07/30/2020 GF No. _____
Declarant: Daniel I. Galvan, Fatima M. Galvan
Description of Property: Westward Pointe, Sec 2, Block 1, Lot 17
County Austin, Texas
Date of Survey: 2-1-24

"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, decks, 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):

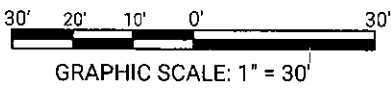
Added two concrete slabs, one for
sheds and the other for trash cans.

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>Daniel Ignacio Galvan</u> My date of birth is <u>07/30/2024</u> and my address is <u>2035 Woodlark way,</u> <u>Sealy, TX 77474</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Austin</u> County, State of <u>Texas</u>, on the <u>30</u> day of <u>July</u>, <u>2024</u>. Signed: <u>Daniel I. Galvan</u> Declarant	My name is <u>Fatima Mariela Galvan</u> My date of birth is <u>2/24/1975</u> and my address is <u>2035 Woodlark way</u> <u>Sealy TX 77474</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Austin</u> County, State of <u>Texas</u>, on the <u>30</u> day of <u>July</u>, <u>2024</u>. Signed: <u>Fatima Mariela Galvan</u> Declarant
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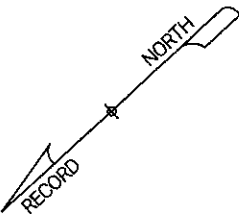
ADDRESS: 2035 WOODLARK WAY
INSTRUMENT NO. 223075
AREA: 8,741 S.F. ~ 0.20 ACRES



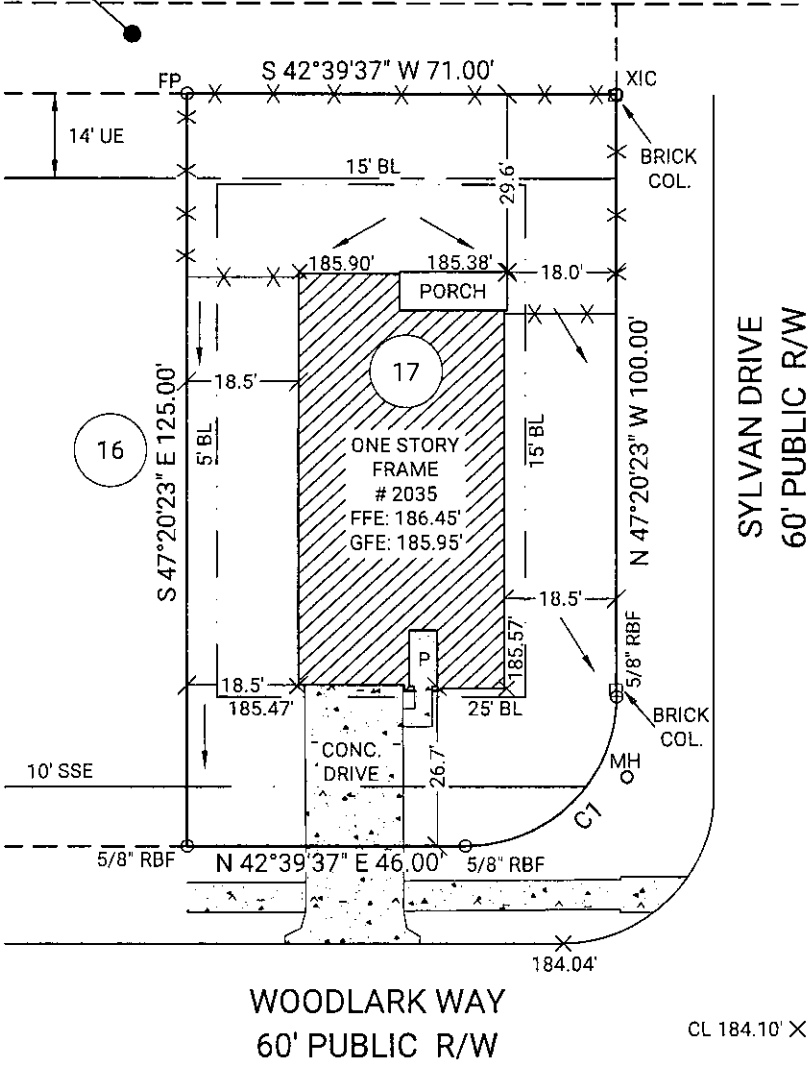
Curve	Radius	Length	Chord	Chord Bearing
C1	25.00'	39.27'	35.36'	N 02°20'23" W

WESTWARD POINTE
SECTION 2
RESTRICTED RESERVE "A"
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)

N/F
RANCH COUNTRY OF
TEXAS, INC.



- LEGEND**
- CL Center Line
 - MH Man Hole
 - BRICK COL. Brick Column
 - BOC Back of Curb
 - BL Building Line
 - R/W Right of Way
 - N/F Now or Formerly
 - UE Utility Easement
 - DE Drainage Easement
 - SSE Sanitary Sewer Easement
 - WLE Water Line Easement
 - STMSE Storm Sewer Easement
 - PROP Proposed
 - MFE Minimum Finished Floor Elevation
 - FFE Finished Floor Elevation
 - GFE Garage Floor Elevation
 - APL Approximate Property Line
 - ABOC Approximate Back of Curb
 - P Porch
 - CP Covered Patio
 - PAT Patio
 - FH Fire Hydrant
 - CONC Concrete
 - X- Fence
 - TOF Top of Forms
 - RBF Rebar Found
 - RBS Rebar Set



David L. Gatzert 04/29/2024
Lato m ep 04/29/2024

NOTE: COMMON PRIVACY FENCES CONSTRUCTED BY BUILDER

GENERAL NOTES: This property is subject to additional easements or restrictions of record. Carter & Clark Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. Utility easement has not been field verified by surveyor. Contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet. The field data upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica TS13 Robotic Total Station.

SUB: Westward Pointe
SEC: 2 LOT: 17 BL: 1
City of Sealy, Austin County, Texas

FINAL SURVEY FOR:

D.R. HORTON
America's Builder

FIELD WORK DATE: 02/01/2024
PLAT DATE: 02/01/2024
20240107095 DRH_HTX_S FC: CH



**CARTER
+ CLARK**

SURVEYORS • PLANNERS • ENGINEERS

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FIRM LICENSE: 10193759

This survey substantially complies with the Texas Society of Professional Surveyors requirements for a Category 1B, Standard Land Survey. Survey made on the ground and there are no visible easements or encroachments, except as shown.

