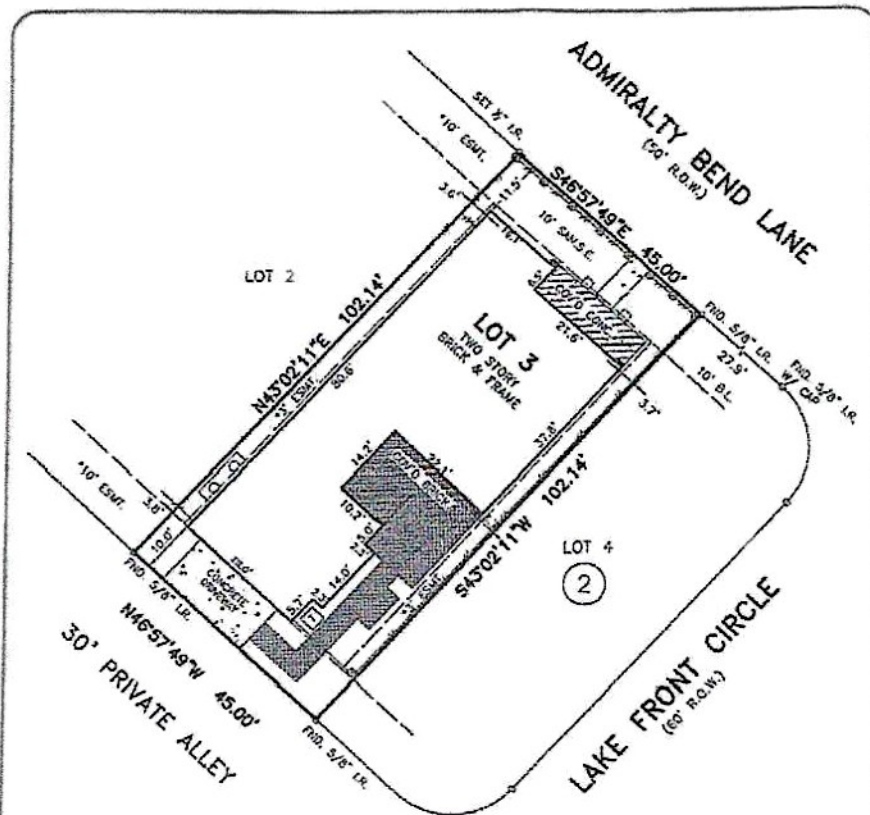




NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE COMPANY UNDER G.F. NO. 128030.
2. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
3. "10' (FRONT AND REAR) AND "3' (SIDES) EASEMENT PER VOLUME 841, PAGE 297 AND VOLUME 1039, PAGE 51, D.R.M.C.
4. EASEMENT EXTENDING 3' ONTO EACH UNIT'S REAR AND SIDE YARD BOUNDARIES TO INSTALL PERIMETER FENCING, PER C.F. NOS. 2004-12517172 AND 2005-040971, R.P.R.M.C.T.
5. EASEMENT EXTENDING 3' ONTO EACH UNIT'S FRONT YARD BOUNDARY AND SIDE YARD BOUNDARY WHICH BORDERS ON A STREET TO INSTALL SIDE WALK PER C.F. NOS. 2004-12517172 AND 2005-040971, R.P.R.M.C.T.

*ABSTRACTING BY TITLE COMPANY.

*ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.

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SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE 1. MAP # 49336E, PANEL 5050E, DATED 11-15-06. THIS INFORMATION IS BASED ON GRAPHIC NOTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER: DONALD C. VAUGHN AND MARY VAUGHN

JOB NO.: 033565-13-02

ADDRESS: 2607 ADMIRALTY BEND LANE, MONTGOMERY, TEXAS 77390

G.F. NO.: 139102

LENDER: -

TITLE CO.: STEWART TITLE COMPANY

KEY MAP: 251C

FIELD WORK: 11-06-13/VR

DRAFTING: 11-07-13/EG

FINAL CHECK: 11-07-13/AT

REV. DATE:



PHONE: 281 530-2939
FAX: 281 530-5484

LOT 3, BLOCK 2,
THE WOODLANDS VILLAGE OF GROGAN'S MILL,
LAKE WOODLANDS EAST SHORE, SECTION 13,
CABINET Z, SHEET 1601, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 26th DAY OF MARCH 2013 THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.

Henry M. Santos

HENRY M. SANTOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5450



ADVANCE SURVEYING, INC. • 10518 KIPP WAY SUITE B-1 • HOUSTON, TEXAS 77089

Signature of Donald C. Vaughn and Mary Vaughn

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: 5/24/26 GF No. _____
Declarant: ROBERT B ABERCROMBIE & LYNN A. ABERCROMBIE
Description of Property: 2607 ADMIRALTY BEND LN THE WOODLANDS, TX 77380
County MONTGOMERY, Texas
Date of Survey: 11/7/13

"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):

EXTENSION OF OUTDOOR PATIO COVER AND ADDITION OF
FIREPLACE UNDER OUTDOOR PATIO COVER

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>ROBERT BERNARD ABERCROMBIE</u> My date of birth is <u>7/7/55</u> and my address is <u>2607 ADMIRALTY BEND LN</u> <u>THE WOODLANDS, TX 77380</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>MONTGOMERY</u> County, State of <u>TEXAS</u>, on the <u>24th</u> day of <u>MAY</u>, <u>2026</u>. Signed: <u>Robert B Abercrombie</u> Declarant	My name is <u>LYNNE ANNE ABERCROMBIE</u> My date of birth is <u>9/17/61</u> and my address is <u>2607 ADMIRALTY BEND LN</u> <u>THE WOODLANDS, TX 77380</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>MONTGOMERY</u> County, State of <u>TEXAS</u>, on the <u>24th</u> day of <u>MAY</u>, <u>2026</u>. Signed: <u>Lynne Anne Abercrombie</u> Declarant
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