

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: 09/10/2026 GF No. _____
 Declarant: Stephen Helmandottar
 Description of Property: S516417-FOSTERS RIDGE 17, BLOCK 2, LOT 11
 County Montgomery, Texas
 Date of Survey: 08/03/2021

"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.

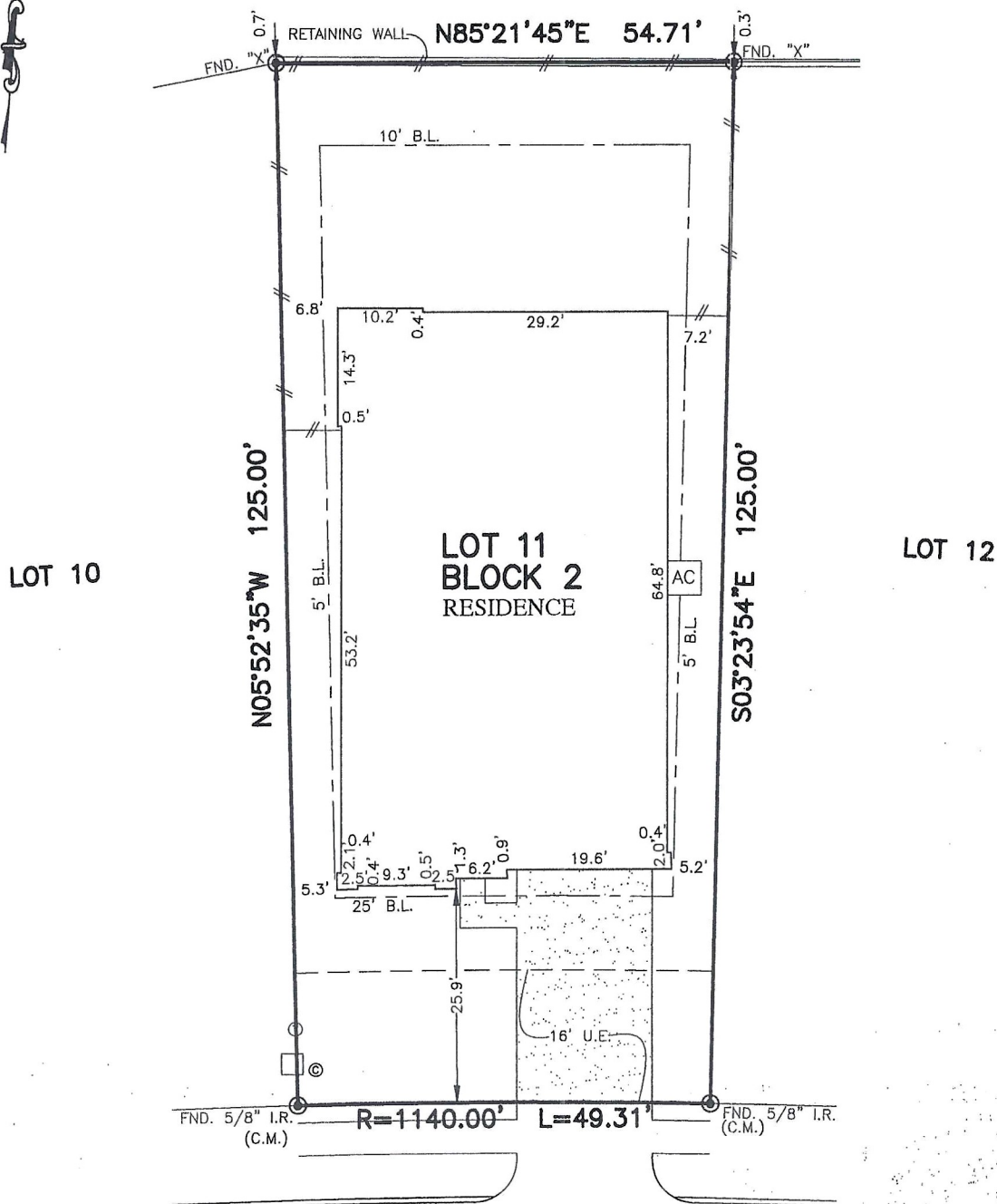
6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Stephen Helmandottar</u>. My date of birth is <u>07/29/1949</u>. and my address is <u>90 S WARBLER BEND CIR,</u> <u>THE WOODLANDS, TX 77382</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>10th</u> day of <u>September</u>, <u>2026</u>. Signed:  09/10/26 12:59 PM CDT Declarant	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
--	---



FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	LIGHT POLE	MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	ELECTRIC BOX	GRATE DRAIN
BUILDING LINE (B.G.)	BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	FIBER OPTIC	PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	WATER VALVE	TELEPHONE PEDESTAL	
WOODEN FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	FIRE HYDRANT	GAS METER	
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	MONUMENT	CABLE PEDESTAL	
CHAIN LINK FENCE	T.O.F. TOP OF FORM	PVT. PRIVATE	IRON ROD	WATER METER	MANHOLE & INLET
OVERHEAD ELECTRIC	C.M. CONTROL MONUMENT	FND. FOUND	IRON PIPE	GUY ANCHOR	

D.R.HORTON - TEXAS, LTD.
M.C.C.F. NO. 2012122504



12285
COUNCIL GROVE DRIVE
(50' R.O.W.)

PLAT OF SURVEY
SCALE: 1" = 20'

[Signature]

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 3. ALL SET RODS ARE 5/8" I.R. WITH YELLOW CAP MARKED "ALLPOINTS SURVEY"
 4. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "EHRA" UNLESS OTHERWISE NOTED.
 5. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY DHI TITLE INSURANCE Co. UNDER G.F. No 150-210215143.

FOR: DR HORTON
ADDRESS: 12285 COUNCIL GROVE DRIVE
ALLPOINTS JOB#: DR250156 BY: EG
G.F.: 150-210215143
JOB:

LOT 11, BLOCK 2,
FOSTERS RIDGE, SECTION 17,
CAB. Z, SHEETS 5648-5651 AND
DOC. NO. 2019087105, OFFICIAL PUBLIC RECORDS
MONTGOMERY COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 3RD
DAY OF AUGUST, 2021.

[Signature: Henry M. Santos]

FLOOD ZONE: X/X SHADED

COMMUNITY PANEL:
48339C0370G

EFFECTIVE DATE: 8/18/2014

LOMR: DATE:

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO
NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

©2021, ALLPOINTS LAND SURVEY, INC.
All Rights Reserved.

ALLPOINTS LAND SURVEY, INC. - 1515 WITTE ROAD - HOUSTON, TEXAS 77080 - PHONE: 713-468-7707 - T.B.P.E.L.S. # 10122600