

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: April 6, 2025 GF No. _____

Declarant: Riley Standlifer

Description of Property: 22248 Lounette Dr. Frankston, TX 75763

County Henderson, Texas

Date of Survey: 9/19/94

"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, replatting, 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):

CHREPORT ON DRIVEWAY, 2 SHOPS WYPOD ONE WITH
ADDITIONAL CARPORT BEHIND IT & MASTER BEDROOM

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.

Form T-47.1

Sec. V

Effective November 1, 2024

TXR 1957

Staples Sotheby's International Realty, 7500 Hwy 155 Frankston TX 75763
Mimi Burch

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Fax: 90339761053

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX. 75201

www.lwolf.com

Riley Standlifer

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.

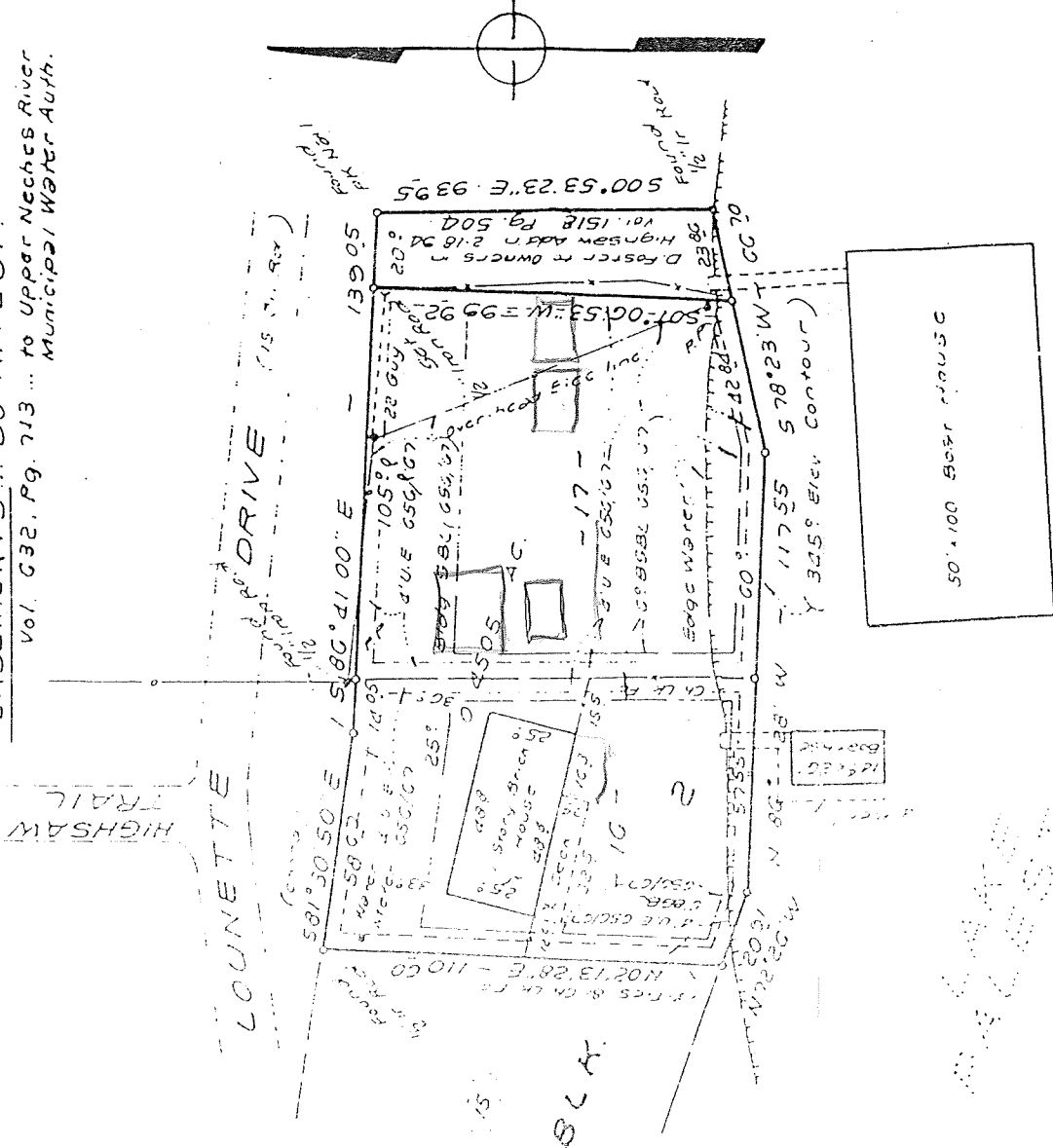
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Riley Standifer</u>. My date of birth is _____. and my address is <u>3500 S Vine Ave Tyler, TX</u> <u>75701</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Smith</u> County, State of <u>Texas</u>, on the <u>6th</u> day of <u>April</u>, <u>2025</u>. Signed: <u>Riley Standifer</u> 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 _____
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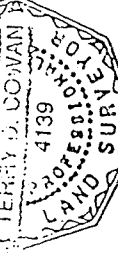
PLAT OF SURVEY

Showing property located at 22148 LOUNETTE DR. in HENDERSON CO.
 Texas, described as follows: Lot No. 10 & 17 Block No. 2 N.C.B. —
 of HIGSAW Addition, Unit No. 1 according to plat of
 said recorded in VOL 7, PG. 32 (Cabiner C, Slide 104) of the PLAT
 records of HENDERSON County, Texas. G.F. No. 34-015-00
 Easements & Title Information furnished by ATTORNEY'S TITLE COMPANY
 Seller RICK FLOYD Buyer JOHN TAYLOR
 The subject lot is within Zone "A" SPECIAL FLOOD HAZARD AREA
 and DOES lie within a Designated 100-Year Flood Plain, according to FIRM
 (Flood Insurance Rate Map) Panel No. 48213 C 0225 C Effective date SEPT. 27, 1991.
RESTRICTIONS: Vol. 65G, Pg. 67 & Vol. 80G, Pg. 854... DO AFFECT.
EASEMENTS... DO AFFECT.

Vol. 632, Pg. 713 ... to Upper Neches River
 Municipal Water Auth.



I, TERRY D. COWAN, Registered Professional Land Surveyor No. 4139, do hereby
 certify that the plat shown hereon was prepared from an actual survey made on
 the ground under my direction and supervision and conforms to the Texas Board
 of Professional Land Surveying minimum standards adopted September 1, 1992; the
 size, location, and type of improvements are shown with setback dimensions
 where applicable. ENCROACHMENTS, CONFLICTS, & PROTRUSIONS, IF ANY, ARE AS SHOWN
 ON THE PLAT.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4139

JOHN COWAN & ASSOCIATES, INC.
 325 CHASE DRIVE, SUITE 107 • TYLER, TEXAS 75701
 TELEPHONE: (903) 581-2238 • FAX: (903) 581-0600

Drawn by:	Checked by:
alstrickland	T.P.C.
Date:	Fid. Book:
09/19/94	31-L/34
Scale:	Job No.:
1" = 40 FT.	34-515