

**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: 3/20/2025 GF No. _____
Declarant: Joe Lopez, Erika Lopez
Description of Property: 4402 Seneca St, Pasadena, TX 77504
County Harris, Texas
Date of Survey: 7/26/2002

"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.

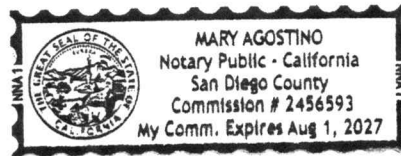
EXCEPT for the following (If None, Insert "None" Below):

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.

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| <p>My name is <u>JOE ISAIAH Lopez</u> My date of birth is <u>01/19/1988</u> and my address is <u>3161 REBAS LANE</u> <u>SAN DIEGO, CA 92123</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>SAN DIEGO</u> County, State of <u>CALIFORNIA</u>, on the <u>27</u> day of <u>MARCH</u>, <u>2025</u>.</p> <p>Signed: <u>[Signature]</u></p> <p>Declarant</p> | <p>My name is <u>Erika Lopez</u> My date of birth is <u>07/17/1986</u> and my address is <u>3161 REBAS lane San Diego</u> <u>CA 92123</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>SAN DIEGO</u> County, State of <u>CALIFORNIA</u>, on the <u>27</u> day of <u>MARCH</u>, <u>2025</u>.</p> <p>Signed: <u>[Signature]</u></p> <p>Declarant</p> |
|---|---|



Mary Agostino 3-27-25

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On MARCH 27 2025 before me, Mary Agostino Notary Public
(insert name and title of the officer)

personally appeared JOE ISAIAH LOPEZ - ERIKA LOPEZ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mary Agostino (Seal)

