

**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: 05/26/2026 GF No. \_\_\_\_\_

Declarant: Christopher S. Odell and Maria A. Sunwoo

Description of Property: 42 Ridge Drive

County Comal, New Braunfels, Texas

Date of Survey: 05/27/1995

"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):

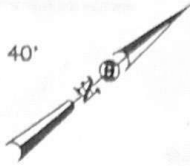
NONE

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.

<p>My name is <u>Chris S. Odell</u>.</p> <p>My date of birth is <u>5/12/1976</u>.</p> <p>and my address is <u>42 Ridge Dr., New Braunfels, TX 78130</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Comal</u> County, State of <u>Texas</u>, on the _____ day of _____ <u>05/26/2026</u>.</p> <p>Signed:  Declarant</p> <div style="font-size: small; text-align: right; margin-top: 5px;">dotloop verified 05/26/26 10:04 AM CDT KNNH-CWRB-UNRT-PMRE</div>	<p>My name is <u>Maria A. Sunwoo</u>.</p> <p>My date of birth is <u>12/26/1974</u>.</p> <p>and my address is <u>42 Ridge Dr., New Braunfels, TX 78130</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Comal</u> County, State of <u>Texas</u>, on the _____ day of _____ <u>05/26/2026</u>.</p> <p>Signed:  Declarant</p> <div style="font-size: small; text-align: right; margin-top: 5px;">dotloop verified 05/26/26 12:48 PM CDT ACMZ-GKZY-DAP8-1ZMR</div>
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Scale: 1" = 40'



LEGEND:

- W WATER METER
- E ELECTRIC METER
- G GAS METER
- T TELEPHONE
- PP POWER POLE
- OHE OVERHEAD ELECTRIC
- P PEDESTAL
- MB MAIL BOX
- AC AIR CONDITION UNIT
- WOOD FENCE
- CHAINLINK FENCE

RIDGE DRIVE

CURVE DATA:

R=250.00'

L=69.52'

D=15°55'58"

N 51°37' E 30.48' CALLED  
N 51°39' 35" E  
30.48'

LOT 25

LOT 27

LOT 26  
BLOCK 5

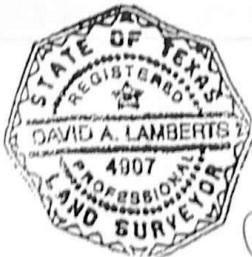
ADDRESS 42 MILGE DRIVE

REFERENCES

- ✓ VOLUME 1, PAGE 58-59 DR
- ✓ VOLUME 1, PAGE 487-488 DR
- ✓ VOLUME 1, PAGE 511 DR

PLAT SHOWING: LOT 26, BLOCK 5,  
MISSION OAKS, UNIT 1  
RECORDED IN VOLUME 1, PAGE 58,  
MAP AND PLAT RECORDS, COMAL  
COUNTY, TEXAS.

M.D.S. LAND SURVEYING CO.  
494 SOUTH SEGUIN STREET  
NEW BRAUNFELS, TEXAS 78130  
PHONE: (210) 625-0337



*David A. Lamberts*

DAVID A. LAMBERTS  
REGISTERED PROFESSIONAL LAND SURVEYOR

• 4907  
TEXAS REGISTRATION NO  
JOB # 95-0372  
DATE: 5-27-95

BORROWERS  
S. TERRENCE AND MARY DEAN RICHARDS

FLOOD NOTE  
THIS PROPERTY IS NOT LOCATED IN FLOOD  
ZONE "A" ACCORDING TO FLOOD INSURANCE  
RATE MAP COMMUNITY-PANEL  
# 485493 0005 D  
DATED MAY 15, 1991

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE TIME OF  
THIS SURVEY AND THAT THERE ARE NO VISIBLE  
EASEMENTS OR ENCROACHMENTS OF BUILDINGS  
ON ADJOINING PROPERTY AND THAT ALL BUILDINGS  
ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT  
AS SHOWN ABOVE.