

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: 3/2/26 GF No. _____
Declarant: Jaimee Olson and Jason Olson
Description of Property: 2269 Old Rocksprings Road, Leakey, TX 78873
County Real County, Texas
Date of Survey: 01/13/2022

"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:

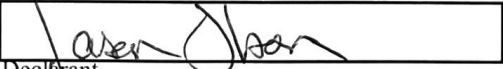
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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):

Storage shed concrete pad
River concrete pad

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.

<p>My name is Jason Olson</p> <p>My date of birth is <u>13 July 2026</u></p> <p>and my address is <u>8711 Sendera Drive, Magnolia TX 77354</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Montgomery</u> County, State of <u>Texas</u>, on the <u>2</u> day of <u>March</u>, <u>2026</u>.</p> <p>Signed:  Declarant</p>	<p>My name is Jaimee Olson</p> <p>My date of birth is <u>12/31/79</u></p> <p>and my address is <u>8711 Sendera Drive, Magnolia TX 77354</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Montgomery</u> County, State of <u>Texas</u>, on the <u>2</u> day of <u>March</u>, <u>2026</u>.</p> <p>Signed:  Declarant</p>
---	---

JURAT WITH AFFIANT STATEMENT

State of Texas } ss.
County of Montgomery

- ☐ See Attached Document (Notary to cross out lines 1–7 below)
☐ See Statement Below (Lines 1–7 to be completed only by document signer[s], not Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

7 Jaimee Olson
Signature of Document Signer No. 1

Jason Olson
Signature of Document Signer No. 2 (if any)

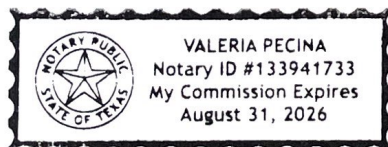
Subscribed and sworn to (or affirmed) before me

this 2 day of March, 2024, by
Date Month Year

Jaimee Olson
Name of Signer No. 1

Jason Olson
Name of Signer No. 2 (if any)

Valeria Pecina
Signature of Notary Public



Place Notary Seal/Stamp Above

Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

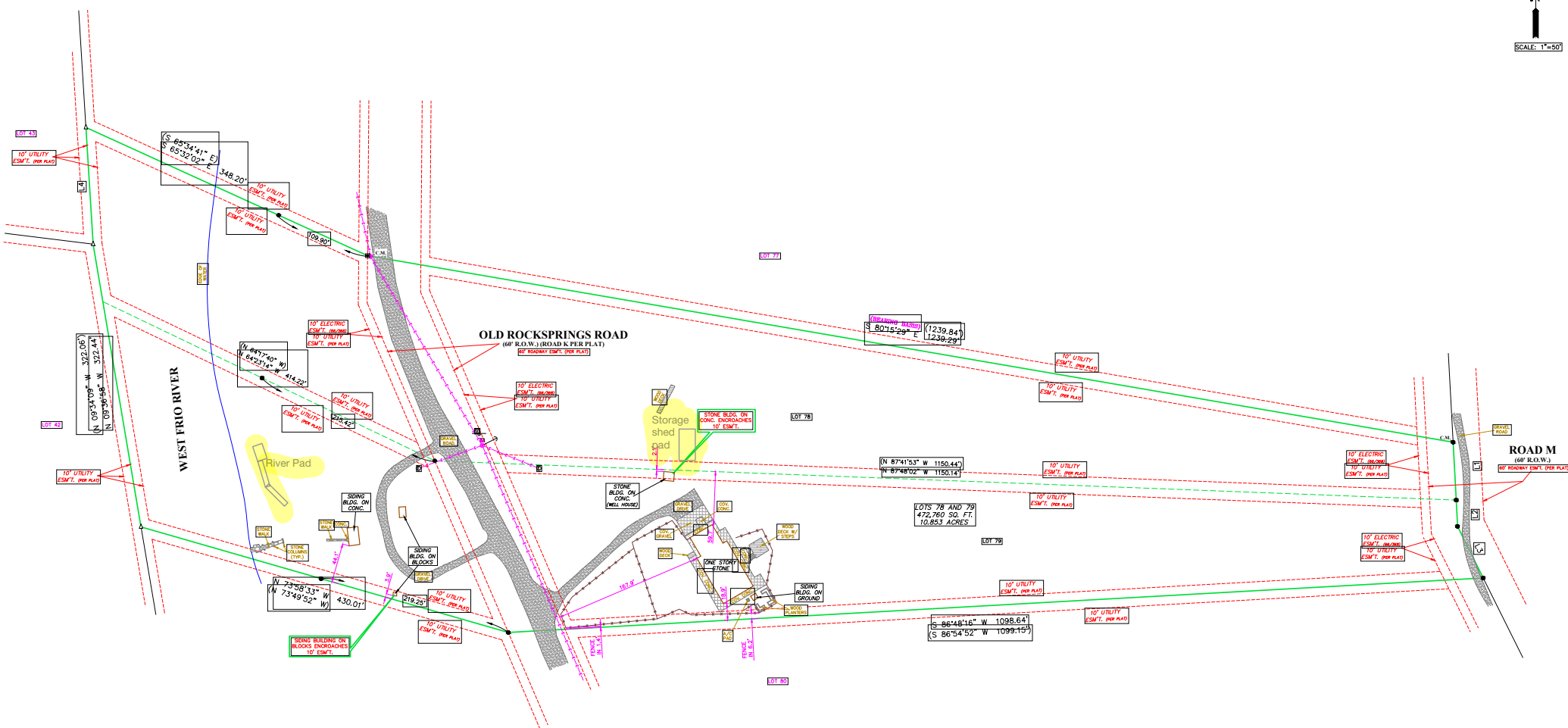
This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

[illegible][illegible]

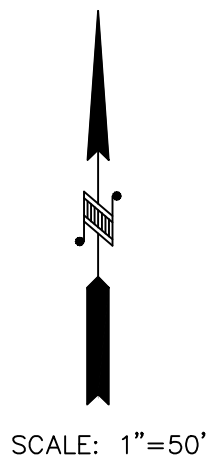
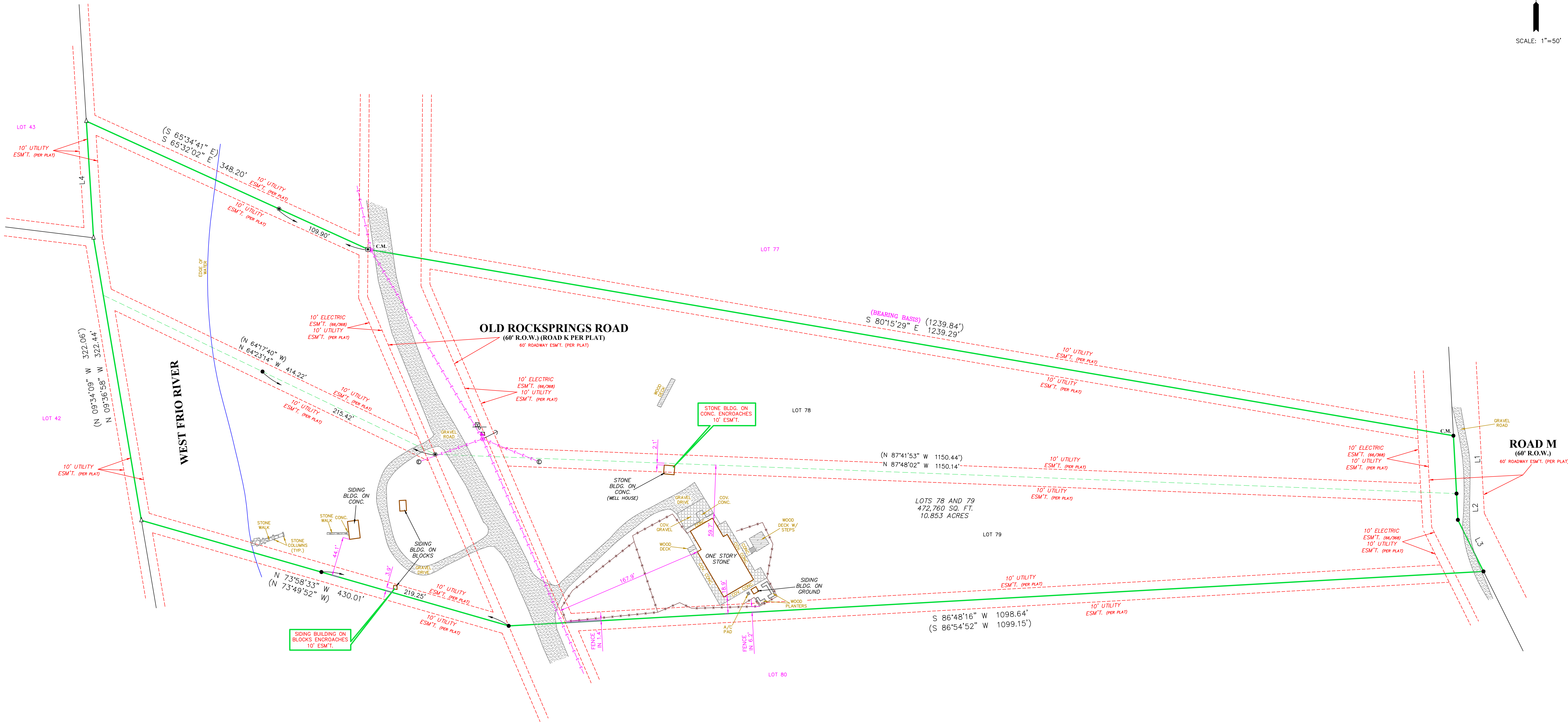
1. MARK J. EWALD, Registered Professional Land Surveyor,
State of Texas, do hereby certify that the above plat
represents an actual survey made on the ground under
my supervision, and there are no discrepancies, conflicts,
alterations in area or boundary lines, or any
enroachment or overlapping of improvements, to the
best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

NO/ON SETBACK LINES OF
VOLUME 78, PAGE 781,
PLAT, REAL COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 03°06'00" E (S 02°55'58" E)	65.21' (65.02')
L2	S 02°51'38" E (S 02°55'58" E)	29.62' (29.68')
L3	S 26°27'36" E (S 26°30'39" E)	64.77' (64.85')
L4	N 03°32'29" W (N 03°11'00" W)	131.47' (128.69')



FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- ▲ = CALCULATED POINT
- = FND. 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- FND. 3/4" IRON ROD
- FND. SINKER ROD
- ⊕ = POWER POLE
- ⊖ = ELECTRIC METER POLE
- ⊕ = UTILITY VAULT
- ⊖ = OVERHEAD ELECTRIC
- ⊕ = WIRE FENCE
- ⊖ = OTHER SURVEY MARKER
- ⊕ = TELEPHONE PEDESTAL

Property Address:
2269 OLD ROCKSPRINGS ROAD

Property Description:
LOTS 78 AND 79, RANCHO REAL, UNIT THREE, A SUBDIVISION SITUATED IN REAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 64-71, AND AMENDED IN VOLUME 1, PAGES 80-87, PLAT RECORDS, REAL COUNTY, TEXAS.

Owner:
JASON OLSON AND JAIMEE OLSON

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480978, Panel No. 0100B, which is Dated 06/05/1985. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X&A. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/portal>.

NOTE:
THESE LOTS ARE SUBJECT TO A UTILITY EASEMENT AND COVENANT OF ACCESS, OF BANDERA ELECTRIC CO. INC., RECORDED IN VOLUME 66, PAGE 368, DEED RECORDS OF REAL COUNTY, TEXAS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

NOTE:
THIS LOT IS SUBJECT TO BLANKET TYPE (TELEPHONE LINE RIGHT OF WAY) EASEMENT RECORDED IN VOLUME 54, PAGE 185, AND VOLUME 69, PAGE 799, DEED RECORDS OF REAL COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 1, PAGE 64, AND VOLUME 1, PAGE 80, PLAT RECORDS, VOLUME 78, PAGE 781, DEED RECORDS, VOLUME 13, PAGE 24, VOLUME 41, PAGE 555, OFFICIAL PUBLIC RECORDS, REAL COUNTY, TEXAS.



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095