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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: **August 25, 2026** GF No. _____

Declarant: **Luke A Bentsen, Katie A Bentsen**

Description of Property: **32116 Macey Oak, Bulverde, TX 78163**

County **Comal**, Texas

Date of Survey: **November 29, 2017**

"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.

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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 **Luke A Bentsen**. My date of birth is **06/04/1990**. and my address is **32116 Macey Oak, Bulverde, TX 78163**. I declare under penalty of perjury that the foregoing is true and correct. Executed in **Comal** County, State of **Texas**, on the **25th** day of **August**, **2026**. Signed: Signed by: 29A116BF96714FF... Declarant	My name is **Katie A Bentsen**. My date of birth is **03/14/1991**. and my address is **32116 Macey Oak, Bulverde, TX 78163**. I declare under penalty of perjury that the foregoing is true and correct. Executed in **Comal** County, State of **Texas**, on the **25th** day of **August**, **2026**. Signed: Signed by: 1157DABD60BD456... Declarant