

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: February 9, 2026

GF No. _____

Declarant: Johanna Gerardine Barchas

Description of Property: 902 Blanco St, Austin, TX 78703 / Legal Description: 98X100FT OLT 4 DIVISION Z

County Travis, Texas

Date of Survey: April 23, 2003

"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:

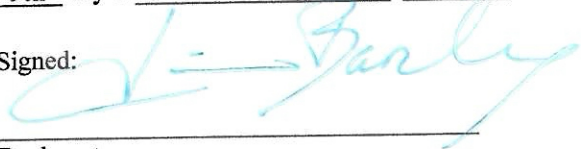
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I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

for a see attached paragraph + survey

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 <u>Johanna Gerardine Barchas</u>.</p> <p>My date of birth is <u>8 March 1967</u>.</p> <p>and my address is <u>902 Blanco Street, Austin TX 78703</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Travis</u> County, State of <u>Texas</u>, on the <u>9th</u> day of <u>February</u>, <u>2026</u>.</p> <p>Signed: </p> <p>_____ Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</p> <p>_____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the ____ day of _____, _____.</p> <p>Signed: _____</p> <p>_____ Declarant</p>
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- a. Since the 902 Blanco survey of April 2003, the house and what is marked as "two-story frm" (ie what was then a two-story garage with an upstairs apartment) have been connected by means of an extension to the kitchen and a hallway. This work was done in 2004 by Kiwi Builders of Austin, who pulled all of the required permits (and with whom I remain in close touch, as they have helped with various maintenance, repair, and remodel projects over the years). To the best of my abilities, I have drawn the changes onto a copy of the survey. --JB

marked thus:



Also, perimeter fence of wood added in 2003, soon after purchase. At front.