

**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: 6/10/2026 GF No. \_\_\_\_\_  
 Declarant: Joseph Emery  
 Description of Property: 1006 Shelley Avenue, Austin TX 78703  
 County Travis, Texas  
 Date of Survey: 5/08/2026

"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):

**Front house is listed as a "One Story Frame Residence." It is a two-story frame residence.**

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>Joseph Emery</u>.</p> <p>My date of birth is <u>2/03/1989</u>.</p> <p>and my address is <u>1006 Shelley Ave</u> <u>Unit B</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>06/10/26</u> day of _____.</p> <p>Signed:  <u>Joseph Emery</u>      06/10/26</p> <p>Declarant <b>Joseph Emery</b></p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</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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### UPDATE TO SELLER'S DISCLOSURE NOTICE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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#### UPDATE TO THE SELLER'S DISCLOSURE NOTICE CONCERNING THE PROPERTY AT

1006 Shelley Ave TX Austin TX 78703

Seller is aware of the following new information regarding the condition of the Property. Section(s) \_\_\_\_\_ are changed to read (*cite specific sections and copy the applicable language in the sections verbatim, making any necessary changes*):

We could not locate permits for any work done on the house prior to 1987, possibly because this work predates electronic records.

The coupling on a hose between the water heater and gas line had a small leak, both couplings along with the hose were replaced in 2026.

This Update to the Seller's Disclosure Notice was completed by Seller as of the date signed. No person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. The brokers have relied on this information as true and correct and have no reason to believe it to be false or inaccurate.

Seller acknowledges that the statements in this form are true to the best of Seller's belief.

Buyer acknowledges receipt of this form.

 Joseph Emery 06/10/2026  
Signature of Seller Date

\_\_\_\_\_  
Signature of Buyer Date

Printed Name: Joseph Emery

Printed Name: -

\_\_\_\_\_  
Signature of Seller Date

\_\_\_\_\_  
Signature of Buyer Date

Printed Name: -

Printed Name: -