

**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: 12/7/2025 GF No. \_\_\_\_\_  
Declarant: Kevin Collins  
Description of Property: LT 24 BLK 9 BLUERIDGE SEC 1  
County Harris, Texas  
Date of Survey: May 21, 2007

"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:

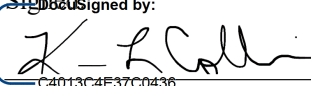
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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 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>Kevin Collins</u>.</p> <p>My date of birth is <u>11/2/74</u>.</p> <p>and my address is <u>6241 Stonehunt Pl. Clifton, VA 20124</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Fairfax</u> County, State of <u>Virginia</u>, on the <u>7</u> day of <u>September</u>, <u>2025</u>.</p> <p>Signed by:  Declarant</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: _____ Declarant</p>
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This property IS NOT located in the 100 year flood plain & is in insurance rate map zone X, as per map 48201C0890J dated 11-06-96.

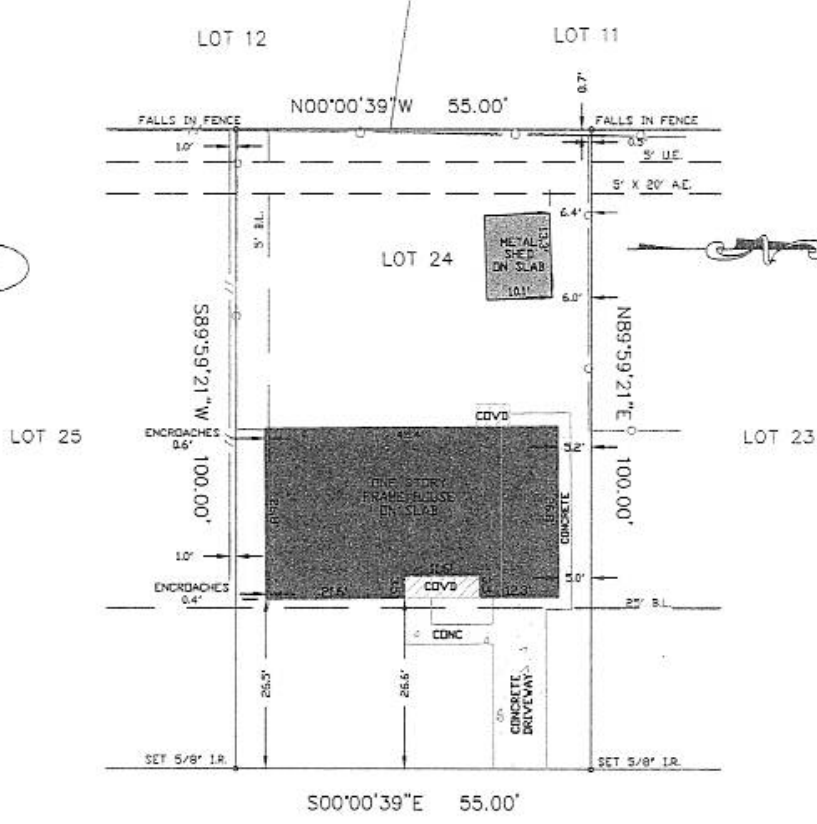
SCALE: 1" = 20'

U.E.—UTILITY EASEMENT  
A.E.—AERIAL EASEMENT  
B.L.—BUILDING LINE

LEGEND

R.O.W.—RIGHT OF WAY  
I.R.—IRON ROD  
- // - WOOD FENCE  
- 0 - CHAIN LINK FENCE

9



SIERRA DRIVE  
6 0' R.O.W.

*Michael D. Morton*

- NOTES:
- 1) BASIS FOR BEARINGS: ASSUMED AS PLATTED
  - 2) DISTANCES SHOWN ARE GROUND DISTANCES
  - 3) ALL ABSTRACTING DONE BY TITLE COMPANY
  - 4) SURVEY BASED ON BEST OF EVIDENCE FOUND
  - 5) 5' B.L. ALONG SOUTHERLY PROPERTY LINE RECORDED UNDER VOL. 2758, PG. 4 OF THE H.C.D.R.

**ARROW SURVEYING**

PROFESSIONAL LAND SURVEYOR NO. 3686



THIS CERTIFICATION IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANYONE OTHER THAN THE PARTIES ADDRESSED BELOW, OR DOES NOT BEAR AN ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.

<p><b>Capital Title</b> Avalanche Standard Company</p>	<p><b>abc American Brokers Conduit</b> A Division of American Title Insurance Company</p>

LOT(S) 24	BLOCK 9	SUBDIVISION BLUERIDGE
RECORDATION VOL. 45, PG. 21 OF THE H.C.M.R.	SECTION 1	
ADDRESS 9506 SIERRA DRIVE	CITY HOUSTON	ZIP CODE 77051
COUNTY HARRIS	STATE TEXAS	
PURCHASER KEVIN L. COLLINS	OF NO. 07-037645-AH	
ARROW SURVEYING, P.O. BOX 410, PEARLAND, TEXAS 77588. TEL. 281-412-2294 FAX. 281-412-2314		

I, MICHAEL D. MORTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS THE 21ST DAY OF MAY 2007

DRAWN BY: KE	REVISION
FELDED BY: CH	
CHECKED BY: MM	JOB NO. 07-05-111