

**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: 4/20/2026 GF No. 2015015-HO43  
Declarant: Peter Ridley and Mary Ridley  
Description of Property: 28502 Crawford Ridge Court, Huffman, TX 77336  
County Harris, Texas  
Date of Survey: 4/11/2016

"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, decks, 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):

- 12x20 WOODEN SHED ON CONCRETE PAD BEHIND DRIVEWAY  
- 500 GALLON PROPANE TANK SOUTH OF THE DRIVEWAY  
- 26 KW GENERATOR NORTH SIDE HOUSE BEHIND FENCE LINE  
- 250 GALLON PROPANE TANK NORTH SIDE HOUSE CLOSE TO GENERATOR

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.

MP PAR

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 <u>Peter Ridley</u> My date of birth is <u>12/03/1954</u> and my address is <u>28502 Crawford Ridge Ct, Huffman,</u> <u>TX 77336</u>	My name is <u>Mary Ridley</u> My date of birth is <u>09/12/1953</u> and my address is <u>28502 Crawford Ridge Ct,</u> <u>Huffman, TX 77336</u>
I declare under penalty of perjury that the foregoing is true and correct.	I declare under penalty of perjury that the foregoing is true and correct.
Executed in <u>Harris</u> County, State of <u>Texas</u> , on the <u>20</u> day of <u>April</u> , 2026.	Executed in <u>Harris</u> County, State of <u>Texas</u> , on the <u>20</u> day of <u>April</u> , 2026.
Signed: <div style="border: 1px solid black; padding: 5px; display: inline-block;">  </div> Declarant	Signed: <div style="border: 1px solid black; padding: 5px; display: inline-block;">  </div> Declarant

DATE	BY	REVISION
02/11/16	CP	FINAL

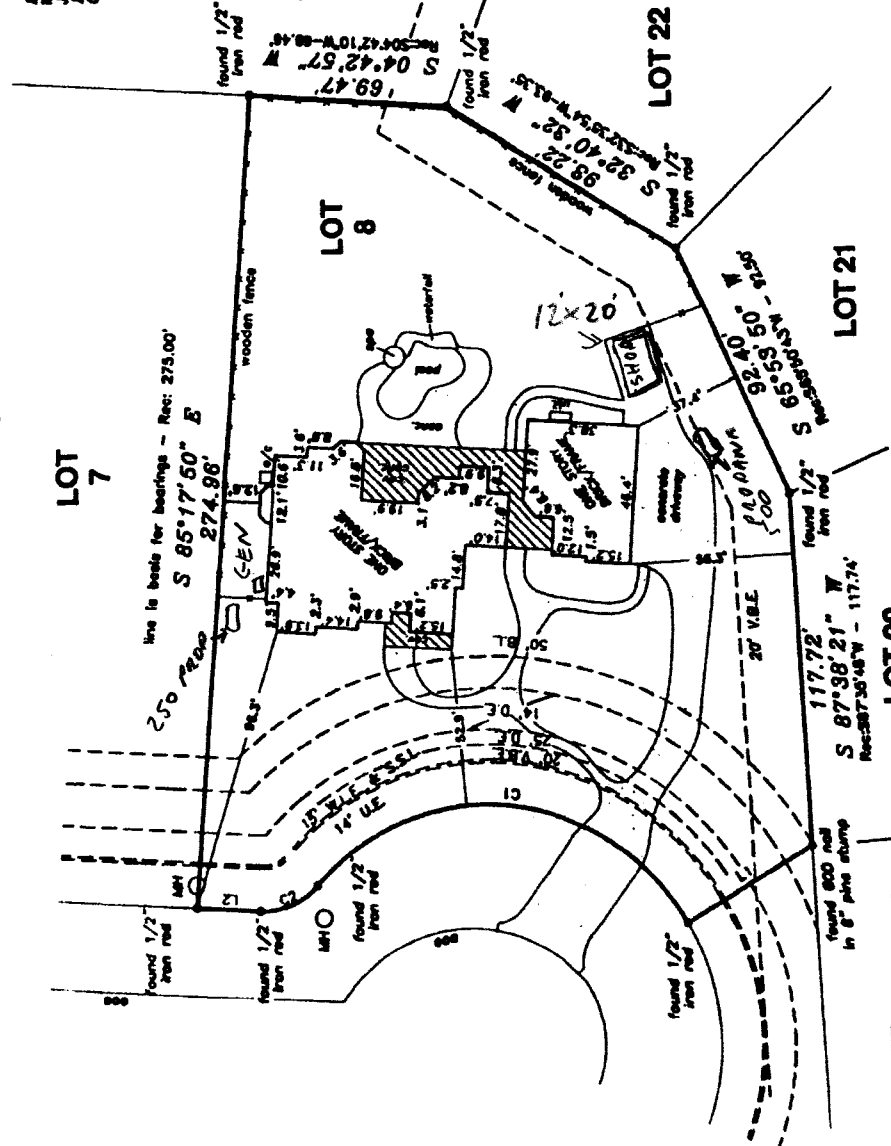
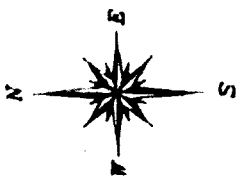
**COMMONS WATERWAY  
BLOCK 3, SECTION 8  
FILM CODE 661128, H.C.M.R.**



**PROPERTY SURVEY**  
FOR: PETER ADAMS, MARY RIDLEY  
AND RICHARD BRIDGE COOPER  
HOUSTON, TEXAS 77338

BEING Lot 8, Block 3, Section 8 of COMMONS WATERWAY, a subdivision of 36.13 acres, situated in the James H. Hobe Survey, Survey No. 474, as recorded under Film Code Number 661128 of the Map Records of the County Clerk of Harris County, Texas.

**CRAWFORD RIDGE COURT  
(80' R.O.W.)**



**LOT 1**

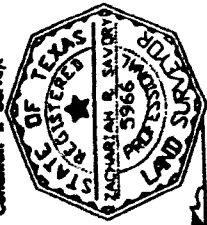
Record date as shown herein was fully relied upon and taken from a Commitment for Title Insurance issued by the following title insurer:  
First American Title Guaranty Co.  
File No. 201501-0034  
Effective date 07/03/2015

The Subject Tract(s) as shown herein may be subject to the following restrictive covenants of record:  
Those recorded under Film Code 661128, H.C.M.R.  
Those as per Item No. 10(e) of SCHEDULE B of said Title Commitment.

- 1) H.L.S.P. Em't. per C.F. #0600048, O.P.R.H.C.T.
- 2) Em't. per C.F. #2010037197, O.P.R.H.C.T.
- 3) UH Em't. per C.F. #20140189708, O.P.R.H.C.T.
- 4) Agreements as listed in Item 10(M.O.P.D & R) of SCHEDULE B of said Title Commitment.

Tract shown herein is located in ZONE 2, areas outside the 100-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48201C 0340 L, effective 06/18/2007. Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey and substantially conforms to the survey Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Conventional Survey.



Date of Survey: 02/13/15  
Date of Exam: 07/02/15  
Date of Plat: 04/08/16

*Zachariah S. Saylor*  
Zachariah S. Saylor  
Registered Professional Land Surveyor No. 6988

**COMMONS WATERWAY  
BLOCK 5, SECTION 7  
F.C. No. 648166, H.C.M.R.**

- LEGEND**
- MT = water meter
  - Hy = fire hydrant
  - cb = cable to box
  - cbt = telephone box
  - elc. = electric box
  - pp = power pole
  - es = edge of asphalt

TEXAS PROFESSIONAL SURVEYING, L.L.C. 3023 N. FRAZER STREET COMPTON, TEXAS 77205 (936)756-7447 FAX (936)756-7448 FIRM REGISTRATION NO. 100834-00	DRAWING DATE: 02/11/15
	DRAWN BY: CP REVISION: 04/11/16 FINAL
PROJECT NO. E32-40	My Map