

CARRIAGE VIEW LANE
(80' R.O.W.)

LOT 12

N02°24'12"W 135.00'

FND. 5/8" I.R.

Aluminum Fence

Electric Gate

15' MULTI-PURP. ESMT.
(C.F. 20130149033)
15' BLDG. LINE

30x30 Garage

LOT 13
BLOCK 4

LOT 14

N87°35'48"E 275.00'

Gate

TWO STORY
BRICK & STONE

Aluminum Fence

S87°35'48"W 250.00'

FND. 5/8" I.R.

POWER POLE

120' VEG. BUF. ESMT.
(20130379772)

15' WATER LINE ESMT.

25' DRAIN ESMT.

15' UTIL. ESMT.
(C.F. 20130149033)

15' BLDG. LINE

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RIVERSIDE CREST LANE
(80' R.O.W.)

PLAT OF SURVEY
SCALE: 1" = 40'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No.1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY ALAMO TITLE COMPANY UNDER G.F. No. PTH1605686.
3. AGREEMENT FOR ELECTRIC SERVICE PER C.F. No. 20130586476.

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FLOOD MAP:

THIS PROPERTY LIES IN ZONE "X & X SHADED" AS DEPICTED ON COMMUNITY PANEL No. 48201 C 0310 L, DATED: 06-18-07
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION

FOR: HAYWOOD WALLACE, JR.
JENNIFER MARIE WALLACE
ADDRESS: 28503 RIVERSIDE
CREST LANE
ALLPOINTS JOB #: KH86662DM
G.F.: PTH1605686

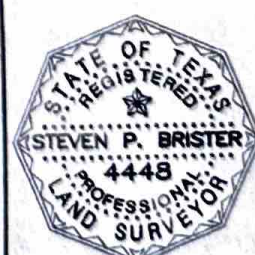
LOT 13, BLOCK 4,
COMMONS WATERWAY, SECTION 7,
FILM CODE No. 648166, MAP RECORDS,
HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 7TH DAY OF MARCH, 2016.

Paul B. Bitter



ALLPOINTS
SERVICES CORP
PHONE: 713-468-7707
T.B.P.L.S. No. 1917269



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: 1/04/2026 GF No. PTH 1605686
Declarant: Haywood Wallace, Jr and Jennifer Wallace
Description of Property: 28503 Riverside Crest Lane, Huffman, TX 77336
County Harris, Texas
Date of Survey: 3/07/2016

"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, 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):

- 2 CAR GARAGE / WORKSHOP IN BACKYARD
- FENCE
- PROPANE TANK

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.

My name is <u>Haywood Wallace, Jr</u> My date of birth is <u>1/25/61</u> and my address is <u>28503 Riverside Crest Ln, Huffman,</u> <u>TX 77336</u> 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>4th</u> day of <u>January</u>, 2026. Signed:  Declarant	My name is <u>Jennifer Wallace</u> My date of birth is <u>8/30/61</u> and my address is <u>28503 Riverside Crest Ln,</u> <u>Huffman, TX 77336</u> 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>4th</u> day of <u>January</u>, 2026. Signed:-  Declarant
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