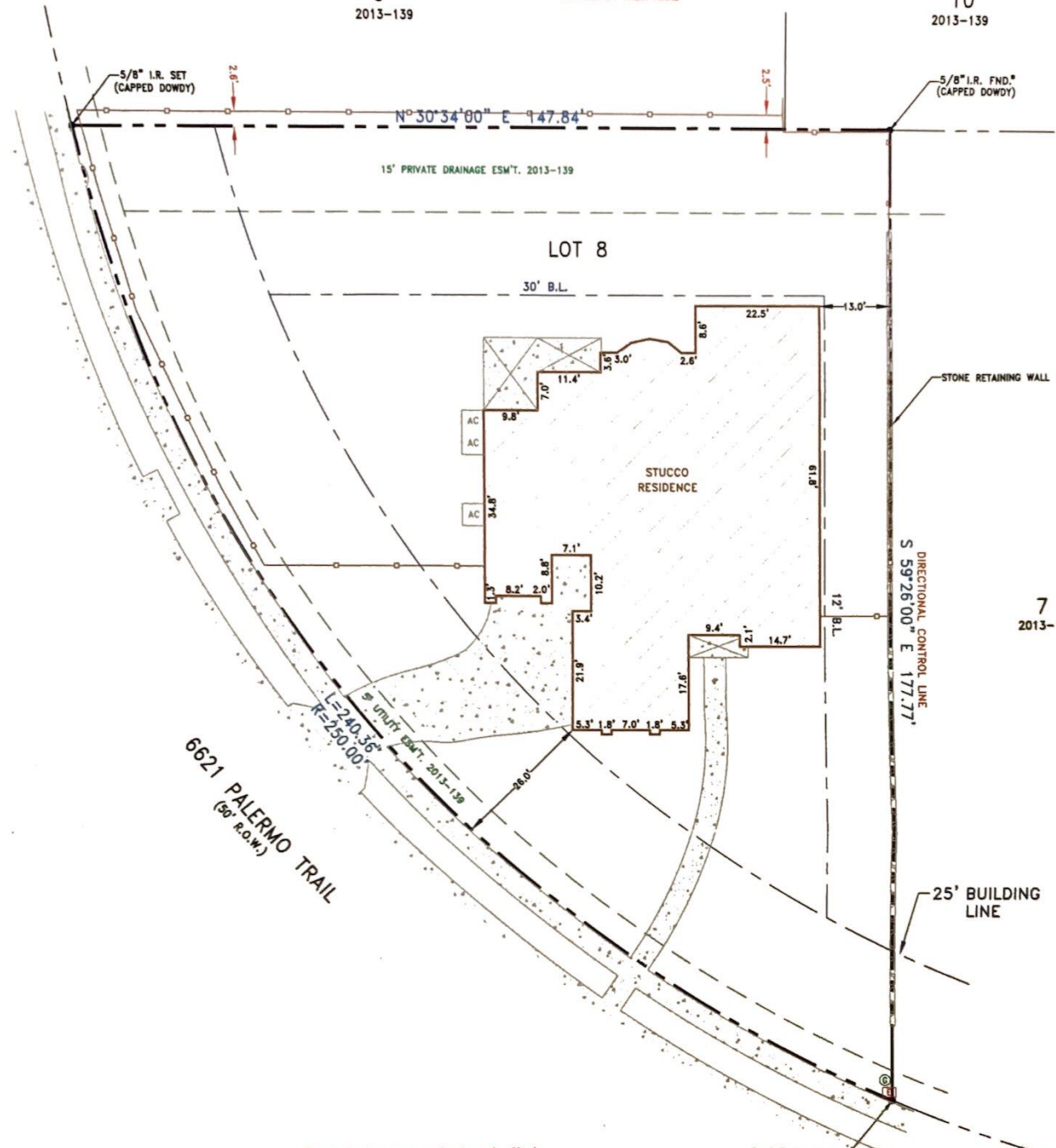


9
 2013-139

6600 VIA ITALIA
 NO FENCE ON LOT 9
 AT TIME OF THEIR FINAL

10
 2013-139



The following easements do not affect:
 1519/168, 96-R0073977, RPRDCT.

SUBJECT TO: BLANKET ESM'T. TO DENTON COUNTY ELECTRIC COOPERATIVE RECORDED IN 402/33, DRDCT.

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

NOTE: FENCES OFF LINE AS SHOWN.

SUBJECT TO: RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B, OF THE TITLE COMMITMENT REFERENCED BY G.F. NUMBER HEREON.

LEGEND

FENCE		
—	—	—
ELECTRIC		
CONTROL MONUMENT		
WOOD	STONE	TILE
CONCRETE	BRICK	ASPHALT

PROPERTY DESCRIPTION: Being Lot 8, Block B, of Terracina, Phase 1, an Addition to the Town of Flower Mound, Denton County, Texas, according to the amended Map or Plat thereof recorded in County Clerk's File No. 2013-139, Plat Records, Denton County, Texas.

SURVEYOR'S STATEMENT:
 The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the hereon named home builder and title company only. The undersigned acknowledges that this survey was conducted by the surveyor or under his supervision on the date shown hereon; this plat of survey and the property description set forth hereon are an accurate representation of facts found at the time of an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown.
 The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting there from shall not be the responsibility of the undersigned. Unauthorized use is not permitted without the express written permission of Dowdy Land Surveyors, Inc.



SCALE: 1"=80'

UTILITY LEGEND

GAS METER: [Symbol]	CABLE BOX: [Symbol]
TEL. PED: [Symbol]	ELEC. BOX: [Symbol]
ELEC. TRANS. [Symbol]	WATER VALVE: [Symbol]
FIRE HYDRANT: [Symbol]	LIGHT POLE: [Symbol]



Roland Rodriguez
 ROLAND RODRIGUEZ, P.L.S. No. 4987
 DOWDY LAND SURVEYORS, INC.
 6850 MANHATTAN BLVD, SUITE 310
 FORT WORTH, TEXAS 76120
 (817) 429-9898
 T.B.P.L.S. FIRM NO. 100463-00



**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: April 8, 2026 GF No. _____
Declarant: Sanket Nesargi, Harshgeet Kaur
Description of Property: TERRACINA PHASE 1 BLK B LOT 8
County Denton, Texas
Date of Survey: 05-12-2015

"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:


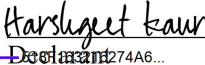
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I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

Outdoor patio.

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>Sanket Nesargi</u> . My date of birth is _____ . and my address is <u>6621 Palermo Trail,</u> <u>Lewisville, TX 75077-8504</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Denton</u> County, State of <u>Texas</u> , on the <u>8th</u> day of <u>April</u> , <u>2026</u> .</p> <p>Signed: Declarant  5C506122B8994D4... Declarant</p>	<p>My name is <u>Harshgeet Kaur</u> . My date of birth is _____ . and my address is <u>6621 Palermo Trail,</u> <u>Lewisville, TX 75077-8504</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Denton</u> County, State of <u>Texas</u> , on the <u>8th</u> day of <u>April</u> , <u>2026</u> .</p> <p>Signed: Declarant  Declarant 274A6...</p>
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