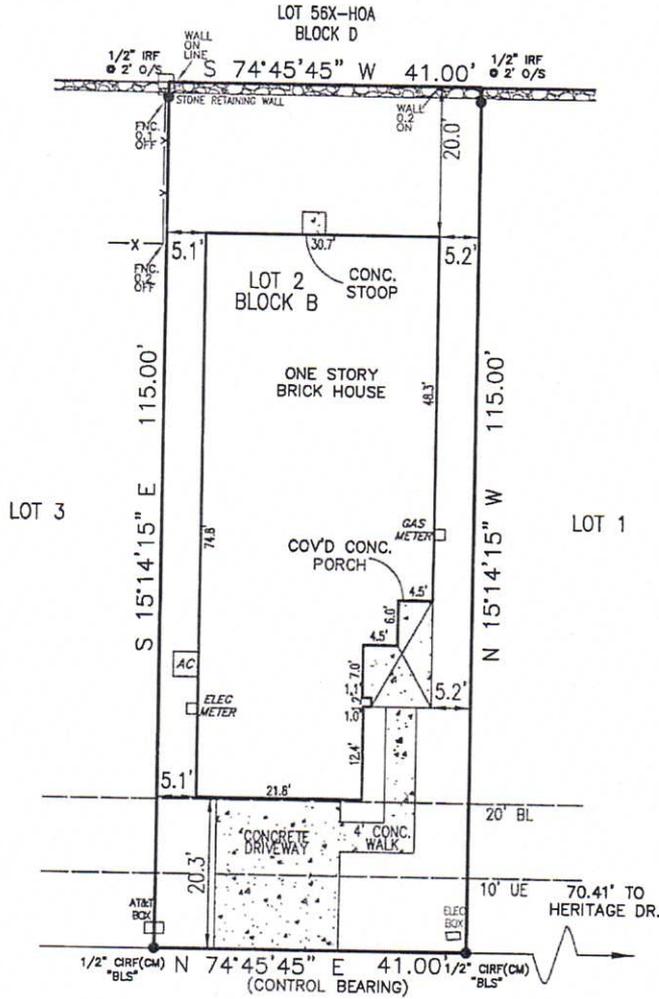


PLAT SHOWING

Lot 2, Block B, of DEL WEBB AT UNION PARK PHASE 1, an Addition to the Town of Little Elm, Denton County Texas, according to the plat thereof as recorded as Document No. 2018-399, Plat Records, Denton County, Texas.
804 FREEDOM LANE



804 FREEDOM LANE
 54' R.O.W.

"FLOOD CERTIFICATION"

Subject property is located in Zone "X" (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48121C0410 G
 Dated: April 18, 2011

"Zone X (unshaded)"

Areas determined to be outside the 0.2% annual chance floodplain.

Determination based on graphically scaling from the above listed map, only.

This flood statement does not create liability on part of the surveyor and/or surveying company.

"Notes:"

To the best of my knowledge and belief:

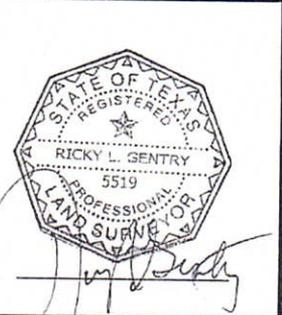
- 1) The subject property is subject to building lines and easements referenced and/or depicted in Document No. 2018-399, R.P.R.D.C.T. and Title Commitment GF# 2018-399DT, Effective Date: February 1, 2019.
- 2) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
- 3) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.

VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE BASED ON GRADING PLANS PROVIDED BY BUILDER.

BEARING SOURCE

BEARINGS SHOWN HEREON ARE BASED ON RECORDED PLAT RECORDED UNDER DOCUMENT NO. 2018-399, P.R.D.C.T.



"The Plat hereon is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."

SURVEY DATE: 08/05/2019

LEGEND:
 BL = BUILDING LINE
 UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 PUE = PUBLIC UTILITY EASEMENT
 CM = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 O = IRON ROD
 -X- = FENCE
 -> = DIRECTION OF FLOW

SCALE: 1" = 20'
 DRAWN BY: VW
 PH JOB # 6399-00202
 BLS JOB # 1900611-04

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3970 Sandshell Drive
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 FIRM REGISTRATION NO. 10183700

**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: March 12, 2026 GF No. _____
Declarant: Joseph F Bender, Ann M Bender
Description of Property: Del Webb At Union Park Phase 1 BLK B LOT 2
County Denton, Texas
Date of Survey: 8/5/2019

"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):
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 Joseph F Bender . My date of birth is _____ . and my address is 804 Freedom Lane, Aubrey, TX 76227-2132 .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in Denton County, State of Texas , on the 12th day of March , 2026 .</p> <p>Signed: Signed by: <u>Joseph F Bender</u> Declarant</p>	<p>My name is Ann M Bender . My date of birth is _____ . and my address is 804 Freedom Lane, Aubrey, TX 76227-2132 .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in Denton County, State of Texas , on the 12th day of March , 2026 .</p> <p>Signed: Signed by: <u>Ann M Bender</u> Declarant</p>
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