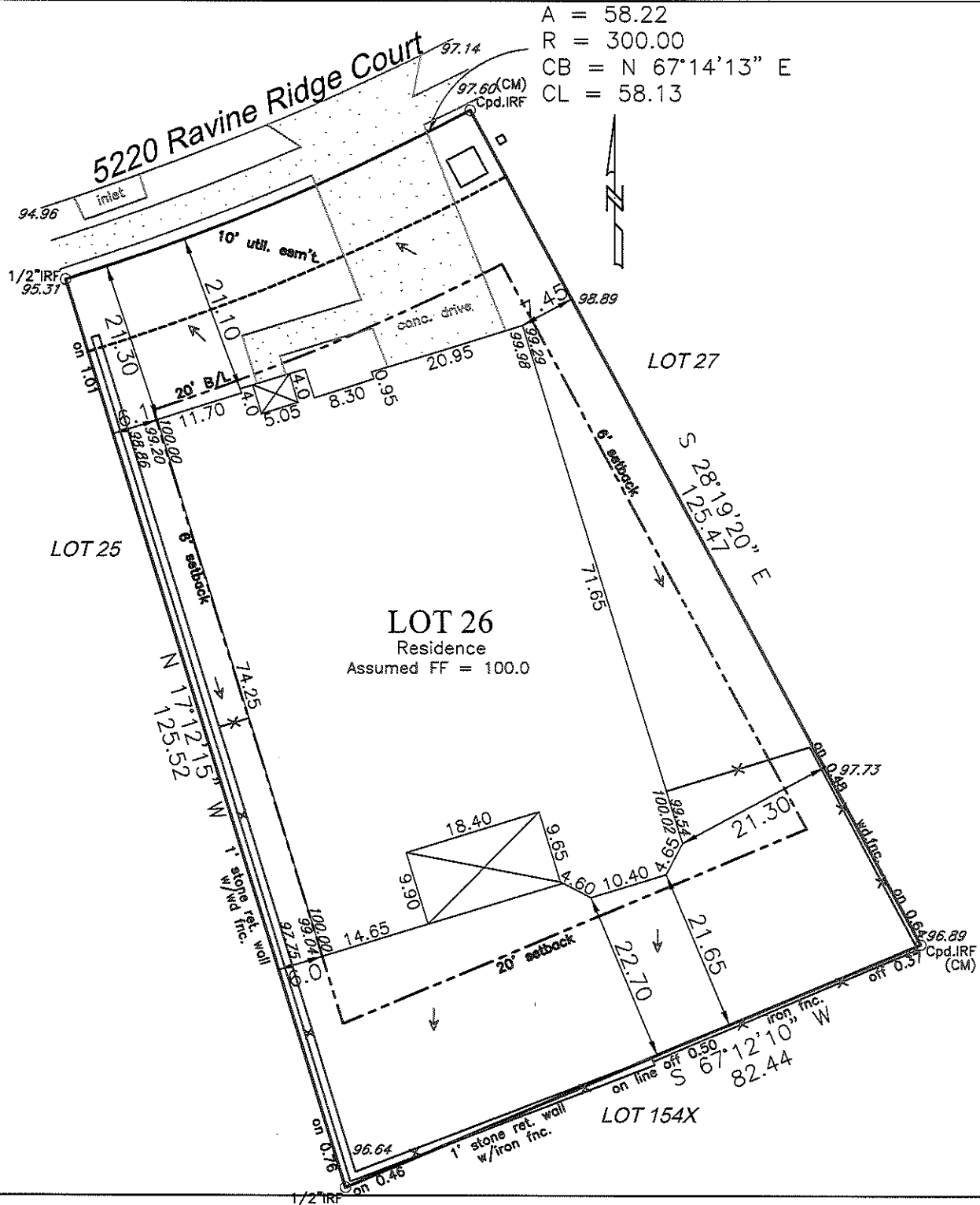


LEGEND OF ABBREVIATIONS AND SYMBOLS

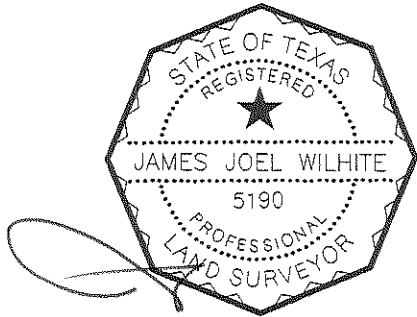
O	PROPERTY CORNER	IRF	IRON ROD FOUND	Cpd. IRS	CAPPED IRON ROD SET
B/L	BUILDING LINE	(CM)	CONTROL MONUMENT	-X-	FENCE LINE
U.B.	UTILITY BOX	m.h.	MAN HOLE	f.h.	FIRE HYDRANT
L.P.	LIGHT POLE	T.O.F.	TOP OF FORMS	B.O.C.	BACK OF CURB
→	SURFACE WATER FLOW DIRECTION	T.P.E.	TRANSFORMER PAD EASEMENT	FF	FINISHED FLOOR
TW	TOP OF WALL	BW	BOTTOM OF WALL	△	GAS RISER

ADDRESS: 5220 Ravine Ridge Court



LEGAL DESCRIPTION

Lot 26, Block A of Trailwood, Phase 1, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded under Instrument File Number 2016-17, of the Plat Records of Denton County, Texas.



Certification

On the basis of my knowledge, information and belief, I certify to Eastern National Title Agency Texas, Inc. that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) Drainage arrows, if shown, were determined by elevations shown hereon. (3) Surveyor's seal will appear with red ink on originals. (4) Subject property is affected by any and all notes, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (5) Property address supplied for informational purposes only. (6) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100 Year Flood per Map No. 48121 C0515 G of the F.E.M.A. Flood Insurance Rate Maps of Denton County, Texas and Incorporated Areas dated April 18, 2011. (Zone X) (7) Property is subject to Inst. File Nos. 2015-39273, 2015-124293, 2017-8818 & 2017-85024. (8) The following are blanket easements: Vol. 402, Pg. 243 & Vol. 403, Pg. 41. (9) Property is subject to Special Warranty Deed recorded in Inst. File No. 2020-18708.

Title commitment order/GF No. DFW6377 Date: 10/09/2020

Wilhite Land Surveying, Inc.
P.O. Box 407
Valley View, TX 76272
Ph: 940-726-6150/ Fax: 940-726-6151
www.wilhitelandsurveying.net
Firm No: 10083800

Scale: 1"=20'
Date: 10/21/2020
Revised:
WLS Job No.
20200994 filed in
20201528

**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: June 28, 2025 GF No. _____
 Declarant: Jack and Kristina Scheaffer
 Description of Property: Trailwood Phase 1 BLK A LOT 26
 County Denton, Texas
 Date of Survey: 10/21/2020

"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:

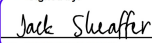
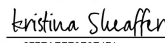
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I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

My name is Jack Sheaffer . My date of birth is _____ . and my address is 5220 Ravine Ridge Court, Flower Mound, TX 76262-1887 . I declare under penalty of perjury that the foregoing is true and correct. Executed in Denton County, State of Texas , on the 28th day of June , 2025 . Signed: Signed by:  Declarant	My name is Kristina Sheaffer . My date of birth is _____ . and my address is 5220 Ravine Ridge Court, Flower Mound, TX 76262-1887 . I declare under penalty of perjury that the foregoing is true and correct. Executed in Denton County, State of Texas , on the 28th day of June , 2025 . Signed: DocuSigned by:  Declarant
--	---