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SURVEY PLAT

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NORBERT J. ROESSNER
VOL. 835, PG. 370, D.R.D.C.T.

P.O.B.

FENCE CORNER POST

N 0°3'00" E 370.60

1/2" IRF

BARN

BRICK RES.

3.00 AC.

1/2" IRF

N 88°58'58" W 605.00

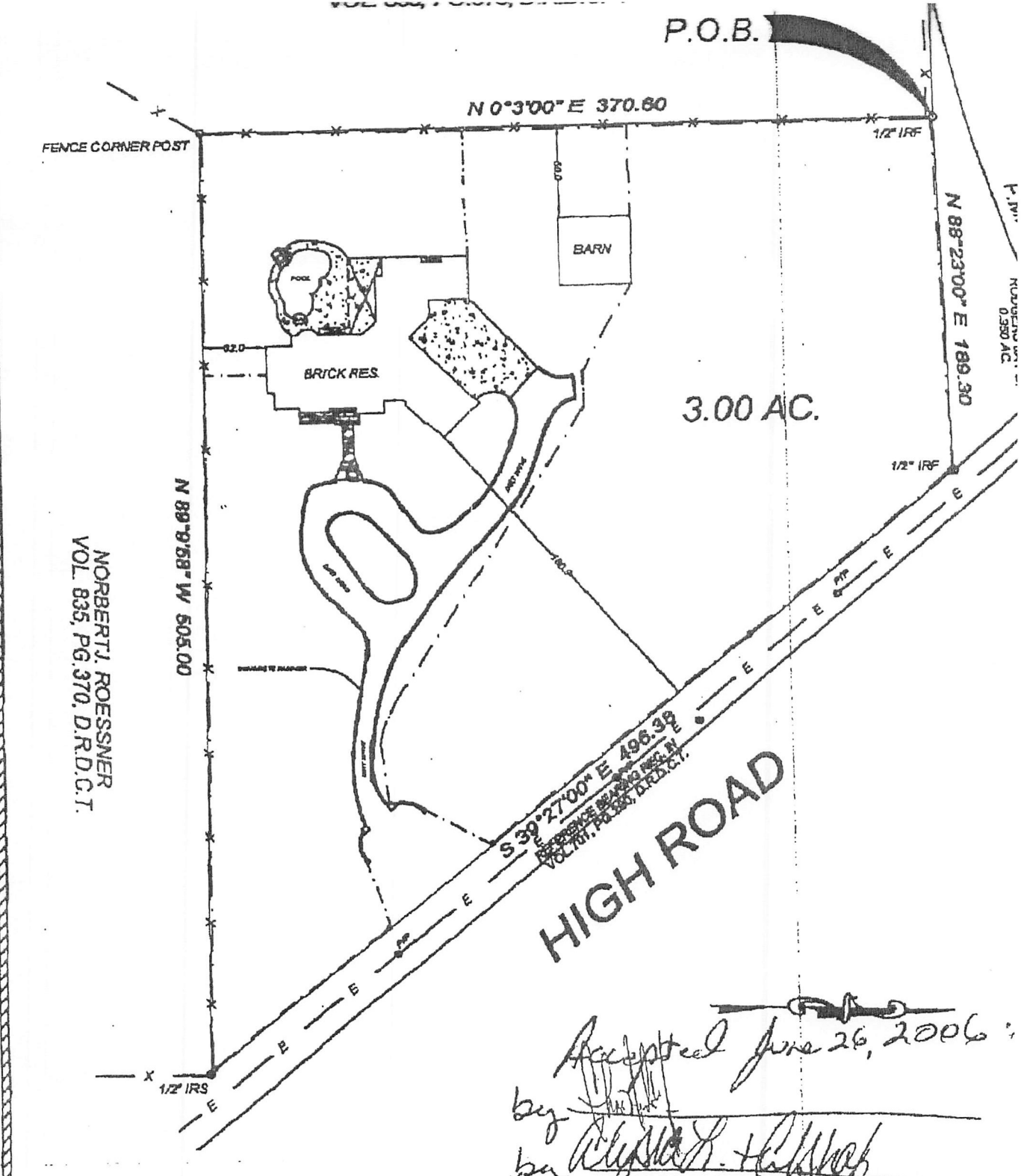
NORBERT J. ROESSNER
VOL. 835, PG. 370, D.R.D.C.T.

F.M. 111
RODGERS LAY D.
0.350 AC.

HIGH ROAD

Accepted June 26, 2006:
by *[Signature]*
by *[Signature]*

I hereby certify that on the 22ND day of JUNE, 2006, this survey being a copyright protected product was made on the ground and this plat has been prepared as per the field notes thereby produced, and it properly represents the facts as found on the ground. This survey plat has been prepared in accordance with, and in substantial compliance with, all rules and regulations promulgated by the Texas Board of Professional Land Surveyors. Unless otherwise noted, the surveyor has relied solely on the record data provided in the title commitment for the determination of the bounds of the land parcel surveyed and for any easements of record which may be shown or addressed on the survey. The survey shows visible easements, or encroachments or protrusions apparent on the ground.



I hereby certify that on the 22ND day of JUNE, 2008, this survey being a copyright protected product was made on the ground and plat has been prepared as per the field notes thereby produced, and it properly represents the facts as found on the ground. This survey plat has been in accordance with, and in substantial compliance with, all rules and regulations promulgated by the Texas Board of Professional Land Surveyors. Unless otherwise noted, the surveyor has relied solely on the record data provided in the title commitment for the determination of the boundaries of the land parcel surveyed and for any easements of record which may be shown or addressed on the survey. The survey shows visible easements, encroachments or protrusions apparent on the ground.

Date : JUNE 23, 2006

GF No. 06100142

JOB #: 06-2

LEGEND	
1/2" Steel / Iron Rod Found	○
1/2" Steel / Iron Rod Set w/ Red Cap "450"	●
Property Line	—
Wood Fence	- - - - -
Chain Link / Wire Fence	X-X-X-X-X-X
Overhead Electric	—E—E—E—E—E—
Control Monument	⊕

Scale: 1" = 70'

By: *Harry Rowell*



HARRY ROWE
 & Associates
 Surveying & Eng.
 © 1999 Harry
 1301 Elm Street St
 Carrollton, Texas 75006 (1

LEGAL DESCRIPTION

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FOR USE ONLY IN THE ORIGINAL TRANSACTION IDENTIFIED BY THE G.F. NO. SHOWN HEREON AND TO THE LIENHOLDERS AND/OR THE OWNERS AND THE PURCHASERS OF THE PREMISES SURVEYED AND TO STEWART TITLE NORTH TEXAS: This is to certify that I have made a careful and accurate survey of the property located at 4141 HIGH ROAD in DENTON County, Texas, described as follows:

BEING a 3.000 acre tract of land situated in the M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 928, Denton County, Texas, and being that same called 3.004 acre tract of land as described in Deed to Tim H. Wills, Trustee, and Donald R. Kinney, Trustee as recorded in Volume 701, Page 280 of the Deed Records of Denton County, Texas, said 3.000 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of said called 3.004 acre tract and the Northern most Northeast corner of a tract of land as described in Deed to Norbert J. Roessner, as recorded in Volume 835, Page 370 of said Deed Records, same being in the South line of an abandoned road;

THENCE North 88 degrees 23 minutes 00 seconds East, along the North line of said called 3.004 acre tract and the South line of said abandoned road, a distance of 189.30 feet to a 1/2 inch iron rod found for the Northeast corner of said called 3.004 acre tract, same being the intersection of the Southwesterly Right-of-Way line of High Road with the South line of said abandoned road;

THENCE South 39 degrees 27 minutes 00 seconds East, along the Southwesterly Right-of-Way line of High Road, and the Northeasterly line of said called 3.004 acre tract, a distance of 496.38 feet to a fence corner post for the most Easterly Northeast corner of said Roessner Tract;

THENCE North 89 degrees 09 minutes 58 seconds West, generally along a fence and along the North line of said Roessner Tract, a distance of 505.00 feet to a fence corner post for an interior ell corner of said Roessner Tract, same being the Southwest corner of said called 3.004 acre tract;

THENCE North 00 degrees 03 minutes 00 seconds East, generally along a fence along the West line of said called 3.004 acre tract and the East line of said Roessner Tract, a distance of 370.60 feet to the POINT OF BEGINNING and CONTAINING 3.000 acres or 130,674 square feet of land.

Note: The easement recorded in Volume 387, Page 326, of the Deed Records of Denton County, Texas does NOT affect this property.

THIS PROPERTY DOES NOT LIE IN A 100
YEAR FLOOD HAZARD AREA ACCORDING TO
THE F.E.M.A. FLOOD INSUR. RATE MAP
COMM. PANEL NO. 480777 0520 E
THIS PROPERTY LIES IN ZONE "X"

BEING a 3.000 acre tract of land situated in the M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 928, Denton County, Texas, and being that same called 3.004 acre tract land as described in Deed to Tim H. Wills, Trustee, and Donald R. Kinney, Trustee as recorded in Volume 701, Page 280 of the Deed Records of Denton County, Texas, said 3.000 acre tract of land being more particularly described as follows:

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SA

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: September 3, 2025 GF No. _____
Declarant: Mark J. Davis
Description of Property: A0928A MEP & PRR, TR 83, 3.0 Acres, OLD DCAD TR# 7
County Denton, Texas
Date of Survey: June 26, 2006

"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):

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 <u>Mark J Davis</u>. My date of birth is _____. and my address is <u>4141 High Rd.</u> <u>Flower Mound, Tx 75022</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Denton</u> County, State of <u>Texas</u>, on the <u>3</u> day of <u>sepr</u>, <u>2020</u>. Signed: <u></u> Declarant	My name is <u>Lisa Davis</u>. My date of birth is _____. and my address is <u>4141 High Rd.</u> <u>Flower Mound, TX 75022</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Denton</u> County, State of <u>Texas</u>, on the <u>3</u> day of <u>SEPT</u>, <u>2020</u>. Signed: <u></u> Declarant
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