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# SURVEY PLAT

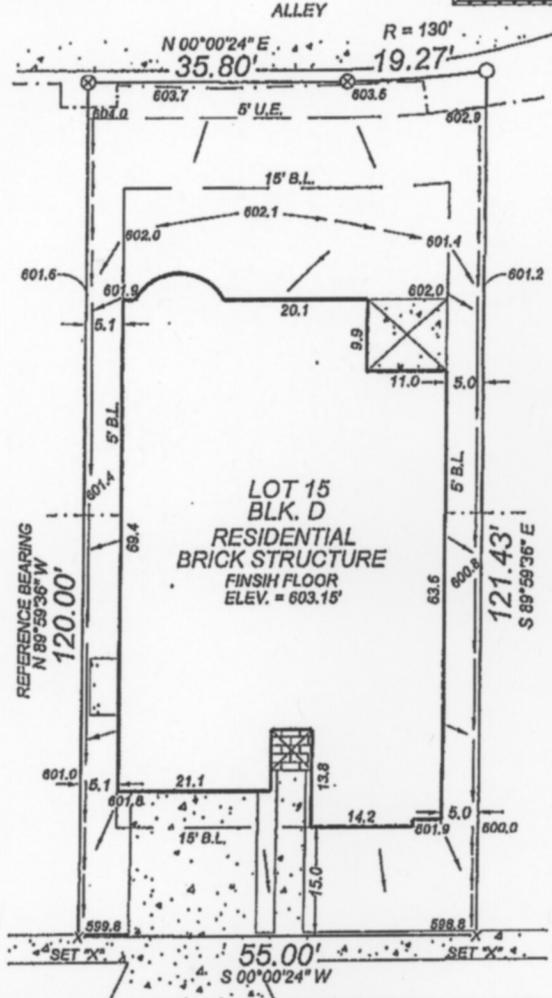
HR

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 2624 VIRGINIA PARKWAY in the Town of FLOWER MOUND, DENTON County, Texas, described as follows: Lot 15, in Block D, of LAKESIDE PHASE ONE, an addition to the Town of FLOWER MOUND, DENTON County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 2013-212, Plat Records, DENTON County, Texas.

NOTES: The easements recorded in Volume 376, Page 165; Volume 372, Page 442; and Volume 339, Page 248, Real Property Records, Denton County, Texas do NOT affect this property. Ordinance No. 13-13 as evidenced by Instrument recorded in/under Clerk's File No. 2013-56168, Real Property Records, Denton County and as shown on said recorded plat 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 0680 G THIS PROPERTY LIES IN ZONE "X"



Robert Monfanel  
Clayton Mauland  
27 Jan 2020  
Cayton

Michael Smith

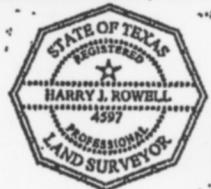
## 2624 VIRGINIA PARKWAY

I hereby certify that on the 29TH day of OCT, 2014, this survey being a copyright protected product was made on the ground and this survey 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 Surveying. 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, conflicts, encroachments or protrusions apparent on the ground.

Date : OCTOBER 29, 2014

JOB # : 14-3297

G.F. No. 01128-17391



Scale: 1" = 20'

By : *Harry Rowell*

LEGEND	
1/2" Steel / Iron Rod Pound	○
1/2" Steel / Iron Rod Set w/ Red Cap #4597	●
Property Line	—
Wood Fence	- - -
Chain Link / Wire Fence	X-X-X-X-X-X
Overhead Electric	E-E-E
Control Monument	⊕

**HARRY ROWELL**  
 & Associates, INC.  
 Surveying & Engineering  
 © 1989 Harry Rowell  
 2430 Squire Place Ste. 2  
 Farmers Branch, Texas 75234 (972) 247-5533

**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: February 28, 2026 GF No. \_\_\_\_\_  
Declarant: Robert Moreland, Carol Moreland  
Description of Property: Lakeside Phase One BLK D LOT 15  
County Denton, Texas  
Date of Survey: October 29, 2014

"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 <b>Robert Moreland</b> _____ . My date of birth is _____ . and my address is <b>2624 Virginia Parkway,</b> _____ <b>Flower Mound, TX 75022-4515</b> _____ .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <b>Denton</b> County, State of <b>Texas</b> , on the <b>28th</b> day of <b>February</b> , <b>2026</b> .</p> <p>Signed: Signed by: <i>Robert Moreland</i> _____ Declarant 297E443...</p>	<p>My name is <b>Carol Moreland</b> _____ . My date of birth is _____ . and my address is <b>2624 Virginia Parkway,</b> _____ <b>Flower Mound, TX 75022-4515</b> _____ .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <b>Denton</b> County, State of <b>Texas</b> , on the <b>28th</b> day of <b>February</b> , <b>2026</b> .</p> <p>Signed: Signed by: <i>Carol Moreland</i> _____ Declarant 954DB...</p>
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