

The following esmts. do not affect this lot:  
 .280, p. 287  
 .339, p. 619  
 .341, p. 459

NO. 2405  
**CHADBOURNE DRIVE**  
 50' R.O.W.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

x Mary Louise Cordeiro  
 x Conor Thomas Pope

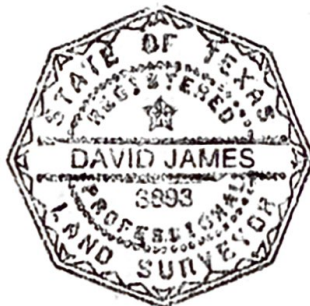
**LEGAL DESCRIPTION**

Being Lot 22, Block 4 of HUNTERS GLEN ESTATES VII, an Addition to the City of PLANO, COLLIN County, Texas, according to the Plat thereof recorded in Volume C, Page 511, Map Records, COLLIN County, Texas.

2405 Chadbourne Drive

**DAVID JAMES LAND SURVEYORS**

5318 DAYTONA DRIVE  
 GARLAND, TEXAS 75043  
 (214) 240-5747



Zone X is not a flood hazard area. Subject Property is located in Zone X according to the Federal Insurance Administration national flood insurance program Flood Insurance Rate Map. Community - Panel Number. 48085C 0380E

Effective 4-2-91

G.F. NO. 460938-B

J.O. NO. 1-14-98

BUYER Morgan

DATE Jan. 14, 1998

SCALE 1"=20'

DRAWN BY D.J.

The undersigned does hereby certify that the foregoing plat correctly represents an accurate survey made on the ground and there are no visible conflicts, encroachments, overlapping of improvements or easements except as shown; this plat correctly represents the boundaries as found or located on the ground with respect to the recorded references shown and the area. If shown, correctly represents the area enclosed by said boundaries. This property has access to and from a dedicated roadway.

*David James*

**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 6, 2026 GF No. \_\_\_\_\_  
Declarant: Connor Thomas Pope, Mary Louise Pope  
Description of Property: HUNTERS GLEN ESTATES VII (CPL), BLK 4, LOT 22  
County Collin, Texas  
Date of Survey: March 24, 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, 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 <u>Connor Thomas Pope</u>.</p> <p>My date of birth is _____.</p> <p>and my address is <u>2405 Chadbourne Dr, Plano, TX 75023</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Collin</u> County, State of <u>Texas</u>, on the <u>24th</u> day of <u>March</u>, <u>2026</u>.</p> <p>Signed:  <u>Connor Thomas Pope</u></p> <p>Declarant</p>	<p>My name is <u>Mary Louise Pope</u>.</p> <p>My date of birth is _____.</p> <p>and my address is <u>2405 Chadbourne Dr, Plano, TX 75023</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Collin</u> County, State of <u>Texas</u>, on the <u>24th</u> day of <u>March</u>, <u>2026</u>.</p> <p>Signed:  <u>Mary Louise Pope</u></p> <p>Declarant</p>
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