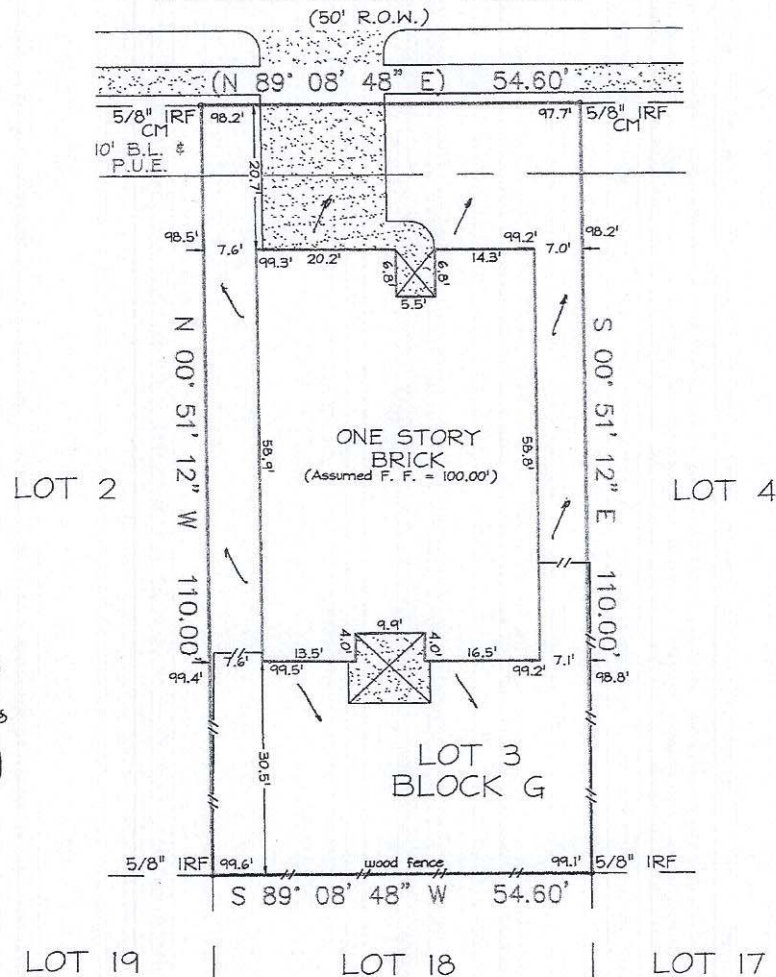


LEGEND OF ABBREVIATIONS AND SYMBOLS

B.L.	= Building Line	I.P.F.	= Iron Pipe Found	P.A.E.	= Public Access Easement	S.E.	= Sewer Easement
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	P.O.S.E.	= Public Open Space Easement	U.E.	= Utility Easement
D.E.	= Drainage Easement	I.R.S.	= Iron Rod Set	R.O.W.	= Right of Way	X.T.R.W.	= Railroad Tie Retaining Wall
D.U.E.	= Drainage & Utility Easement	M.E.	= Maintenance Easement	R.W.	= Retaining Wall	O.H.E.	= Overhead Electric
ET	= Electric Transformer	()	= Record Data				
F.P.	= Fence Post						

STONECROP TRAIL



Address: 3309 STONECROP TRAIL

G.F. No.: 180-081701951-121

Date: 07/02/08

This survey is valid only with signature in black ink.

I, Jeffrey W. Herron, Registered Professional Land Surveyor do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision, and correctly shows the boundary lines and dimensions of the property indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the hereon named purchaser.

ACCEPTED BY:

DATE:

Purchaser

Purchaser

Any reproduction of this plat without surveyors written consent is a violation of Federal copyright law.

This Lot is shown as being located in Zone "X" by Flood Insurance Rate Map No. 48121C0370 E, dated April 2, 1997. It is not shown as being located in a Special Flood Hazard Area Inundated by 100-Year Flood.

LEGAL DESCRIPTION

Lot 3, Block "G", MEADOWS AT HICKORY CREEK PHASE ONE, an addition to the City of Denton, Denton County, Texas, according to the map or plat thereof recorded in Cabinet X, Pages 420-421, Plat Records of Denton County, Texas.

Scale: 1" = 20'

Tech: LDS

Field: RR

Job No.

drss13743c

A.L.S. LAND SURVEYING
Professional Land Surveying Services

**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 24, 2025 GF No. _____
 Declarant: TBC-412 Properties LLC, Justin and Sheri Gunn - Managers
 Description of Property: Meadows at Hickory Creek PH One BLK G LOT 3
 County Denton, Texas
 Date of Survey: 07/02/08

"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):

NA

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>TBC-412 Properties LLC, Justin Gunn-Manager</u> . My date of birth is _____ . and my address is <u>3309 Stonecrop Trail, Argyle, TX 76226-6470</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Denton</u> County, State of <u>Texas</u> , on the <u>24th</u> day of <u>June</u> , <u>2025</u> .</p> <p>Signed:</p> <p><small>Signed by:</small>  <u>TBC-412 Properties LLC, Justin Gunn-Manager</u> Declarant</p>	<p>My name is <u>TBC-412 Properties LLC Sheri Gunn-Manager</u> . My date of birth is _____ . and my address is <u>3309 Stonecrop Trail, Argyle, TX 76226-6470</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Denton</u> County, State of <u>Texas</u> , on the <u>24th</u> day of <u>June</u> , <u>2025</u> .</p> <p>Signed:</p> <p><small>Signed by:</small>  <u>TBC-412 Properties LLC, Sheri Gunn-Manager</u> Declarant</p>
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