



NOTES:

BEARINGS ARE BASED ON PLAT.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

THIS IS TO CERTIFY that on this date a survey was made on the ground, under my direction and supervision of the property located at 3001 TERMAINE DRIVE, and being Lot 8, in Block H of Churchill Crossing Phase B, an Addition to the City of Flower Mound, Denton County, Texas according to the Map thereof recorded in Cabinet L, Page 95 of the Map Records of Denton County, Texas.

There are no visible conflicts or protrusions, except as shown.

The subject property does not lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 8121C00540 E, dated APRIL 2, 1997. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This Survey is not to be used for construction purposes and is for the exclusive use of the herein named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown herein, provided by the title company named herein.

ACCEPTED BY:

DATE: 11/17/00

Edy A. Payne

Deborah

DATE: 11/07/00

DATE FIELD: 11/05/00

REVISUO;

JOB NO: 200-2199 TECH: DM
MAPSCO NO: 648-N FIELD: MA

WESTSTAR NATIONAL TITLE

GP NO. 000450108



Registered Professional Land Surveyor

PLS
Precise Land
Surveying, Inc.

4816 GUS THOMASSON ROAD MESQUITE, TEXAS 75150 PHONE 972-681-7072 FAX 972-278-1508

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: November 19, 2025 GF No. _____
 Declarant: LeMay Partners LP, Dan Morrison - Manager
 Description of Property: Churchill Crossing PH B BLK H LOT 8
 County Denton, Texas
 Date of Survey: 11/17/2000

"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 <u>Dan Morrison</u>. My date of birth is _____. and my address is <u>3001 Termaine Drive, Flower Mound, TX 75022-4592</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>19th</u> day of <u>November</u>, <u>2025</u>. Signed: Signed by: <u>LeMay Partners, LP - Dan Morrison, Manager</u> 827fa5927AB034B1... Declarant	My name is _____. My date of birth is _____. and my address is _____. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: Declarant
---	--