

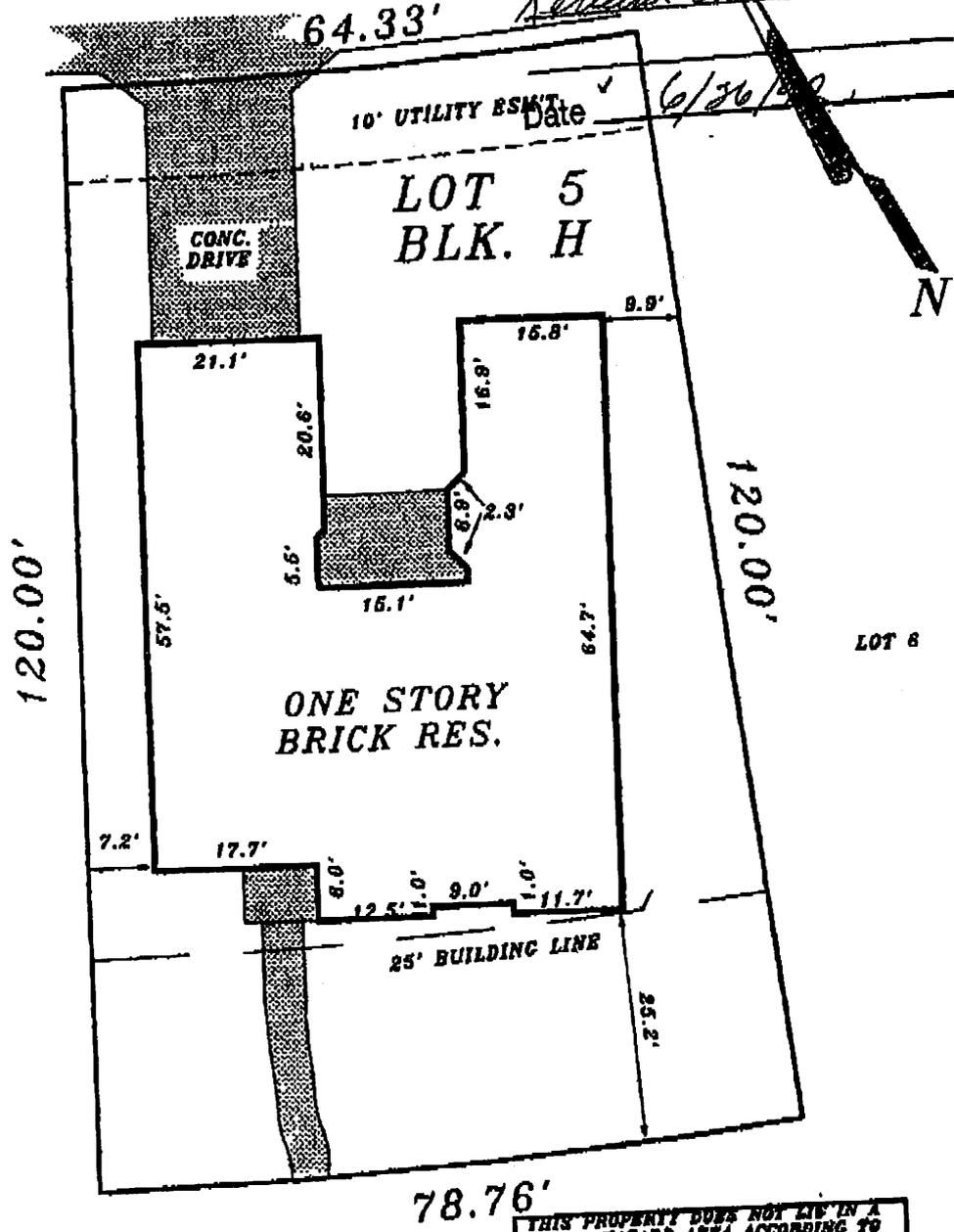
SURVEY PLAT

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO LAWYER'S AMERICAN TITLE COMPANY:

This is to certify that I have made a careful and accurate survey of the property located at 1553 WATERFORD DRIVE in the City of LEWISVILLE, DENTON County, Texas, described as follows:
LOT 5, BLOCK H, of LEWISVILLE VALLEY 6, SECTION 3, an Addition to the City of LEWISVILLE, DENTON County, Texas, according to the Plat thereof, recorded in Cabinet F, Page 376, Plat Records, DENTON County, Texas.

The undersigned have received and reviewed a copy of this survey.

Rebecca Ann Huskey



THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. INSUR. RATE MAP, LIES IN ZONE 'C'. COM. PANEL NO. 490195C

1553 WATERFORD DRIVE

I hereby certify that on the 4th day of JUNE, 1992, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the dimensions of the subject property and the size, location and type of buildings and improvements thereon, if any. The survey shows all easements and visible easements of which I have knowledge or have been advised affecting the subject property. There are no encroachments, conflicts, or protrusions visible on the ground other than those shown.

Date: JUNE 5, 1992

GF No. 9207452-1892

Scale: 1" = 20'



JOB #: 92-3082

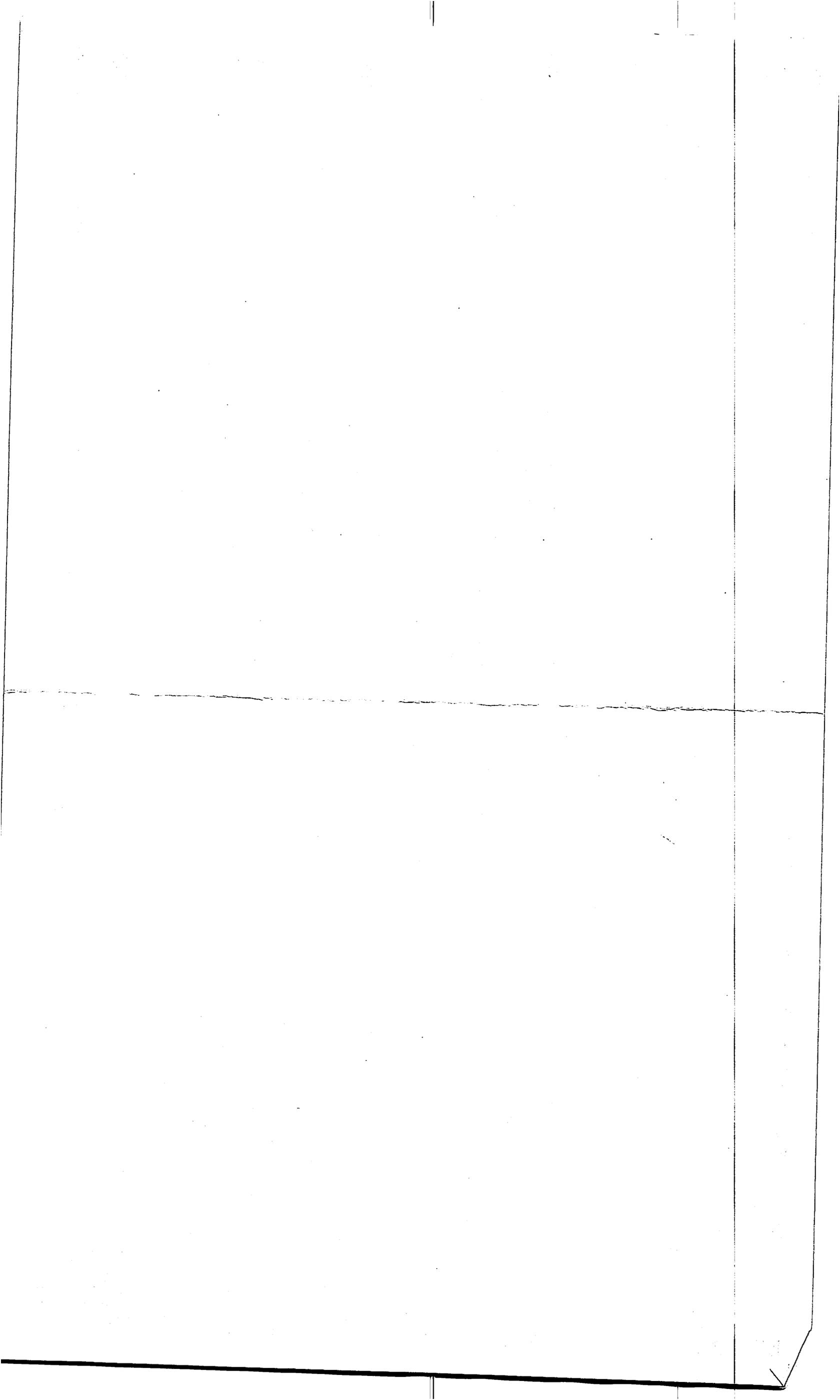
By: *Harry Rowell*
Registered Professional Land Surveyor
Registered Professional Engineer

HARRY ROWELL
& ASSOCIATES, INC.
Surveying & Engineering

1301 Elm Street, Ste. 201
Carrollton, Texas 76008

LEGEND

- Steel / Iron Rod Found ○
- Steel / Iron Rod Set ●
- Property Line ———
- Wood Fence - - - - -
- Chain Link / Wire Fence -x-x-
- Overhead Electric -E-E-



**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 12, 2026 GF No. _____
Declarant: West Pacific Holdings, TX, LLC
Description of Property: Lewisville Valley 6 SEC 3 BLK H LOT 5
County Denton, Texas
Date of Survey: June 5, 1992

"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>West Pacific Holdings, TX LLC</u> . My date of birth is _____ . and my address is <u>1553 Waterford Drive,</u> <u>Lewisville, TX 75077-2423</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>12th</u> day of <u>March</u> , <u>2026</u> .</p> <p>Signed: Signed by: <u>West Pacific Holdings, TX LLC - Matthew Sturkie</u> Declarant</p>	<p>My name is _____ . My date of birth is _____ . and my address is _____ . _____ .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____ , on the _____ day of _____ , _____ .</p> <p>Signed: Declarant</p>
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