

B & D SURVEYING, INC.

FIRM NO. 101247-00



P.O. BOX 293254
LEWISVILLE, TEXAS 75028
PHONE: 972-271-2838
bd@bandsurveying.com

DATE: 11/25/2020
B & D JOB #: 2006063
TECH: JW/BJB

LEGEND

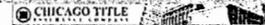
CONCRETE	WOOD FENCE
BRICK	FENCE POSTS ONLY
ASPHALT	BARBED WIRE FENCE
WOOD	STONE WALL
STONE	OVERHEAD TELEPHONE LINE
GRAVEL	OVERHEAD ELECTRIC LINE
FF = FINISH FLOOR	IRF(S) = IRON ROD FOUND (SET)
E.P. = EDGE OF PAVEMENT	IPF = IRON PIPE FOUND
4818 = YELLOW CAP STAMPED	CM = CONTROLLING MONUMENT
RPLS 4818	FD. = FOUND MON.

TITLE SURVEY

COPYRIGHT © 2020 B & D SURVEYING, INC. ALL RIGHTS RESERVED



GF#: CTDAL93-8000932001223-JP



8715 Lebanon Rd. Suite 200
Frisco, TX 75034
Ph: 469-287-0660

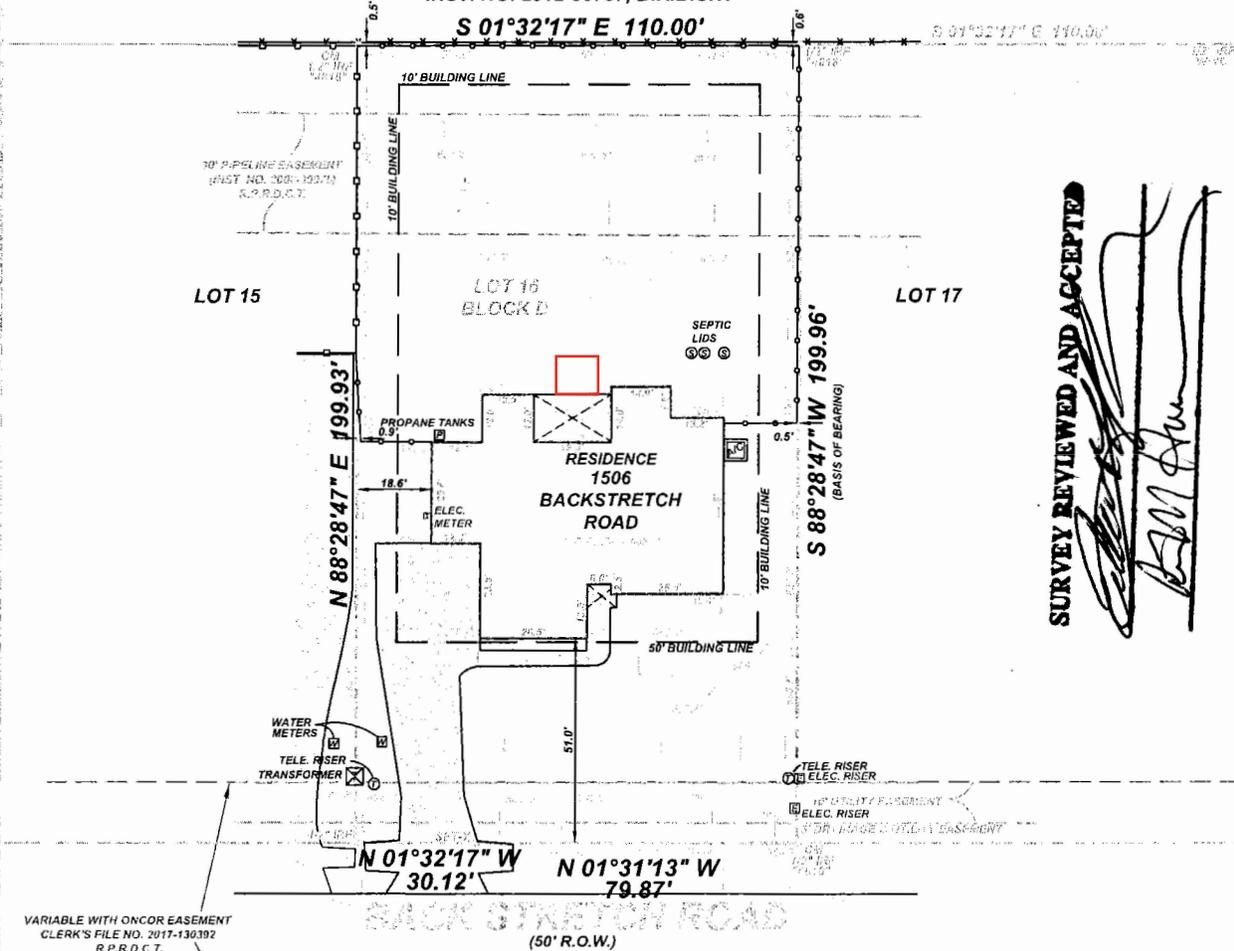
NOTE: THE FOLLOWING EASEMENTS DO NOT AFFECT THIS LOT:
VOL. 4731, PG. 1704, VOL. 4731, PG. 1719, VOL. 4789, PG. 1061, VOL. 4936, PG. 3045, VOL. 4936, PG. 3048, VOL. 4936, PG. 3105, VOL. 4936, PG. 3113,
DOC. NOS. 2011-46038, 2016-47074, 2017-118791, R.P.R.D.C.T.



SCALE: 1"=30'

DUDLEY REALTY, LLC
INST. NO. 2012-90767; D.R.D.C.T.

S 01°32'17" E 110.00'



VARIABLE WITH ONCOR EASEMENT
CLERK'S FILE NO. 2017-130392
R.P.R.D.C.T.

PROPERTY DESCRIPTION

1506 BACKSTRETCH ROAD, LOT 16, BLOCK D, OF LEGACY RANCH, PHASE 1, AN ADDITION TO THE CITY OF JUSTIN, TEXAS, ACCORDING TO PLAT THEREOF RECORDED UNDER CLERK'S FILE NO(S). 2018-249, PLAT RECORDS, DENTON COUNTY, TEXAS.

SURVEYORS CERTIFICATION

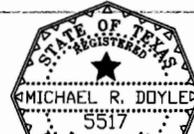
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48121C0485G PRESENT EFFECTIVE DATE OF MAP APRIL 18, 2011, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

- 1.) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER, IF ANY, LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) BEFORE STARTING ANY CONSTRUCTION, CALL DIGITEST TO LOCATE ANY POSSIBLE UNDERGROUND LINES. *CALL 811 BEFORE YOU DIG, ITS THE LAW.
- 6.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, OR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 7.)



Michael R. Doyle
FIELD SURVEY DATE: 11/25/2020
THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNED HARD COPIES.

approved.

**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 9, 2026 GF No. CTDAL93-8000932001223-JP
Declarant: Ed and Ann Havermann
Description of Property: 1506 Back Stretch, Justin TX
County Denton, Texas
Date of Survey: November 25, 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 Ed Havermann _____.</p> <p>My date of birth is <u>04/18/1969</u> _____.</p> <p>and my address is _____</p> <p><u>1506 Backstretch Dr Justin Tx</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>TX</u>, on the _____ day of <u>03/10/26</u>.</p> <p>Signed:  <u>Ed Havermann</u></p> <p>Declarant _____</p>	<p>My name is Ann Havermann _____.</p> <p>My date of birth is <u>11/22/1961</u> _____.</p> <p>and my address is _____</p> <p><u>1506 Back Stretch Dr</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>TX</u>, on the _____ day of <u>03/10/26</u>.</p> <p>Signed:  <u>Ann Havermann</u></p> <p>Declarant _____</p>
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