

N

Lot 3

Lot 4

Fence corner post
N08°24'58"W
at 2.42' from corner

N89° 39' 42"E 50.00'

stone retaining wall

8" I.R.F.C.
"Huitt & Zollars"

Fence corner post
S62°53'01"E
at 0.77' from corner

15' Building Line

Lot 15
Block 14E

Shed
no
cond.

15.5'

7.0'

10.0'

47.5'

5' Building Line

N00° 20' 18"W 115.00'

Lot 16

RESIDENCE
1141 Central Way

59.7'

5' Building Line

AC

AC

S00° 20' 18"E 115.00'

Lot 14

20' Building Line

5'x8' Pedestal/Handhole Esmt.

elec vault

20.4'

5.0'

20.6'

6.3'

5.2'

4.5'

10.3'

5.1'

8" I.R.F.C.
(C.M.)

S89° 39' 42"W
100.00'

water meter

water valve

8" I.R.F.C.
"Huitt & Zollars"
(C.M.)

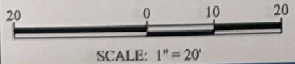
S89° 39' 42"W 50.00'

8" I.R.F.C.
(C.M.)

N89° 39' 42"E
50.00'

Basis of Bearings

CENTRAL WAY
(50' ROW)



FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480774 0530G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).

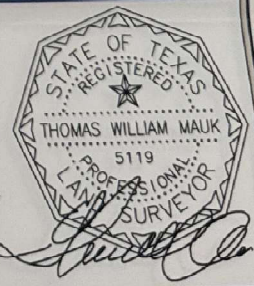
<p>--- ~ Boundary Line</p> <p>--- OHU ~ Overhead Utility Line</p> <p>--- x ~ Fence Line</p> <p><u>Basis of Bearings:</u> Bearings shown hereon are based on the above mentioned record plat unless otherwise noted.</p>	<p><u>C.M.</u> Controlling Monument</p> <p><u>I.R.F.</u> 1/2" Iron Rod Found (unless otherwise noted)</p> <p><u>I.P.F.</u> 1/2" Iron Pipe Found</p> <p><u>I.R.S.</u> 1/2" Iron Rod Set "Old Town Surveying" (blue cap)</p>
---	--

National Title Co. G.F. No. 662100196-1	
Fieldwork Date: 03/10/2021	Party Chief: C.E.
Job No.: 20210338	Tech: T2



mailing address:
1141 Central Way
Argyle, Texas

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and 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, easements or rights of way that I have been advised of except as shown hereon. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.



March 11, 2021



3360 Long Prairie Road,
Suite 200
Flower Mound, Texas 75022
Ph.: 972.221.3521
Fax: 972.355.0719



Old Town Surveying, LLC
Professional Land Surveyors

579 N. Valley Pkwy., Ste. 120, Lewisville, Texas, 75067
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611

**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: February 11, 2026 GF No. _____
 Declarant: Andrew Webb, Janet Webb
 Description of Property: Crescent ADDN PH BLK 14E LOT 15
 County Denton, Texas
 Date of Survey: 03/10/2021

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

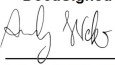
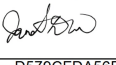
The undersigned declares as follows:

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.

<p>My name is <u>Andrew Webb</u>.</p> <p>My date of birth is _____.</p> <p>and my address is <u>1141 Central Way, Lantana,</u> <u>TX 76226-6517</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>11th</u> day of <u>February</u>, <u>2026</u>.</p> <p>Signed: _____ <small>Docusigned by:</small></p> <p> _____ <small>D579CFDA56FA48E...</small> Declarant</p>	<p>My name is <u>Janet Webb</u>.</p> <p>My date of birth is _____.</p> <p>and my address is <u>1141 Central Way, Lantana,</u> <u>TX 76226-6517</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>11th</u> day of <u>February</u>, <u>2026</u>.</p> <p>Signed: _____ <small>Docusigned by:</small></p> <p> _____ <small>D579CFDA56FA48E...</small> Declarant</p>
--	---