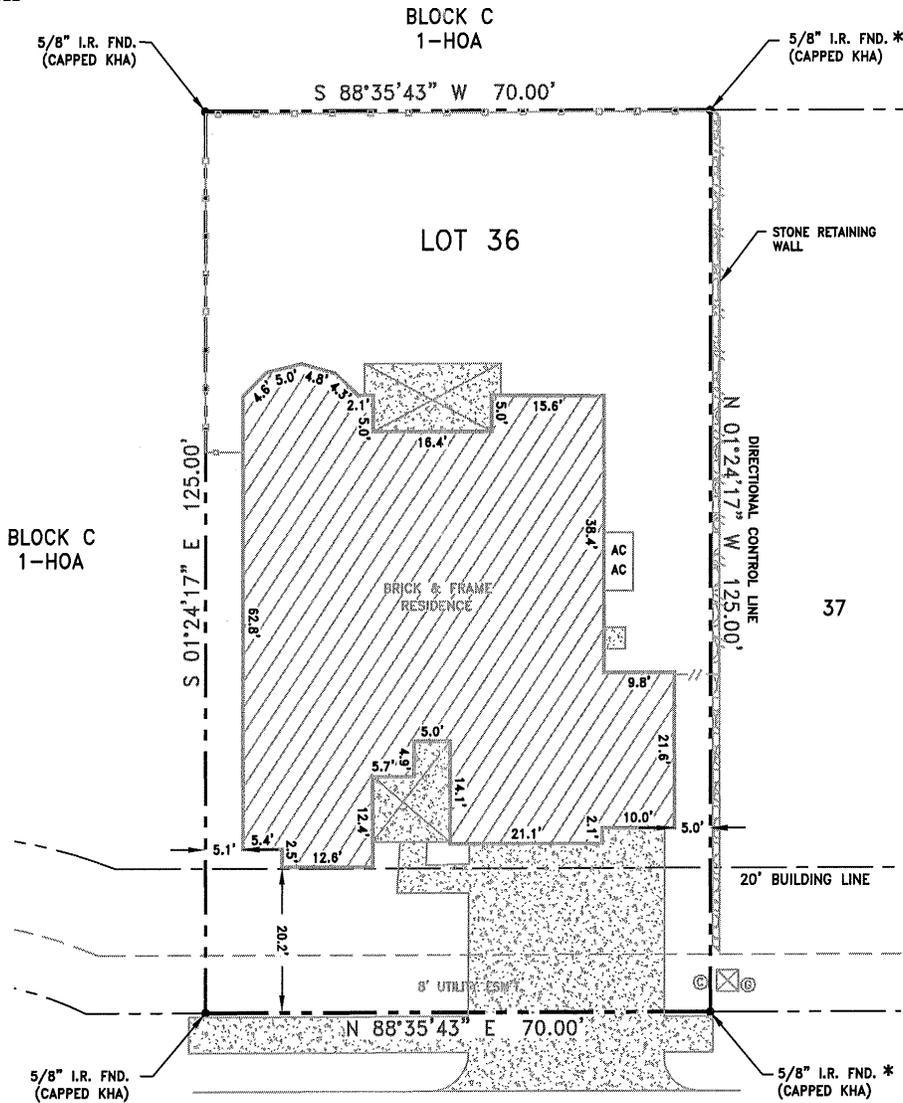


REFERENCE NO: 210325013
 TITLE CO: STEWART GF# 1082152
 BUILDER: HISTORY MAKER
 DATE: 3/7/2022



1008 FALLBROOK AVENUE
 (50' R.O.W.)

SCALE: 1"=20'

UTILITY LEGEND	
GAS METER: (G)	CABLE BOX: (CB)
TEL. PED: (TP)	ELEC. BOX: (EB)
FIRE HYDRANT: (FH)	TRANSFORMER: (TR)
LIGHT POLE: (LP)	SIGN: (S)
WATER METER: (WM)	MANHOLE: (MH)
WATER VALVE: (WV)	AREA DRAIN: (AD)

NOTE: ALL LOTS, RIGHT-OF-WAYS, AND EASEMENTS SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 NOTE: HORIZONTAL CONTROL FOR THIS SUBDIVISION WAS ESTABLISHED BY DATA PROVIDED BY THE PLATTING SURVEYOR AND VERIFIED BY DOWDY LAND SURVEYORS TO BE WITHIN TOLERANCE. MISSING LOT CORNERS WILL BE REPLACED USING ESTABLISHED CONTROL.

SUBJECT TO RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B, OF THE TITLE COMMITMENT REFERENCED BY G.F. NUMBER HEREON.

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

LEGEND		
WOOD PANEL FENCE	--- --- ---	
BARR/CHAINLINK FENCE	---X---	
IRON FENCE	---o---	
TELEPHONE	---T---	
ELECTRIC	---E---	
*= CONTROL MONUMENT		
WOOD	STONE	TILE
CONCRETE	BRICK	ASPHALT

PROPERTY DESCRIPTION: Lot 36, Block C, of Creekside, an Addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Clerk's File No. 2018-330, Official Public Records, Denton County, Texas.

SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the hereon named home builder and title company only. The undersigned acknowledges that; this survey was conducted by the surveyor or under his supervision on the date shown hereon; this plat of survey and the property description set forth hereon are an accurate representation of facts found at the time of an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown. The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting there from shall not be the responsibility of the undersigned. Unauthorized use is not permitted without the express written permission of Dowdy Land Surveyors, Inc.




 BRAD CARDINAL, R.P.L.S. No. 6406
 DOWDY LAND SURVEYORS, INC.
 6850 MANHATTAN BLVD. SUITE 310
 FORT WORTH, TEXAS 76120
 (817) 429-9898
 T.B.P.L.S. FIRM NO. 100463-00



**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: April 24, 2025 GF No. _____
Declarant: Adam & Allison Graham Family Trust
Description of Property: Creekside BLK C LOT 36
County Denton, Texas
Date of Survey: January 13, 2026

"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>Adam & Allison Graham Family Trust, Adam Graham - Managing Member</u> .</p> <p>My date of birth is _____ .</p> <p>and my address is <u>1008 Fallbrook Avenue, Denton, TX 76210</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>13th</u> day of <u>January</u> , <u>2026</u> .</p> <p>Signed:</p> <p><small>Signed by:</small> <u>Adam Paul Graham</u> <small>TX1289EDEC30F48B</small> Declarant</p>	<p>My name is <u>Adam & Allison Graham Family Trust, Allison Graham - Managing Member</u> .</p> <p>My date of birth is _____ .</p> <p>and my address is <u>1008 Fallbrook Avenue, Denton, TX 76210</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>13th</u> day of <u>January</u> , <u>2026</u> .</p> <p>Signed:</p> <p><small>Signed by:</small> <u>ALLISON E GRAHAM</u> <small>CE90FF560B8AAAF</small> Declarant</p>
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