

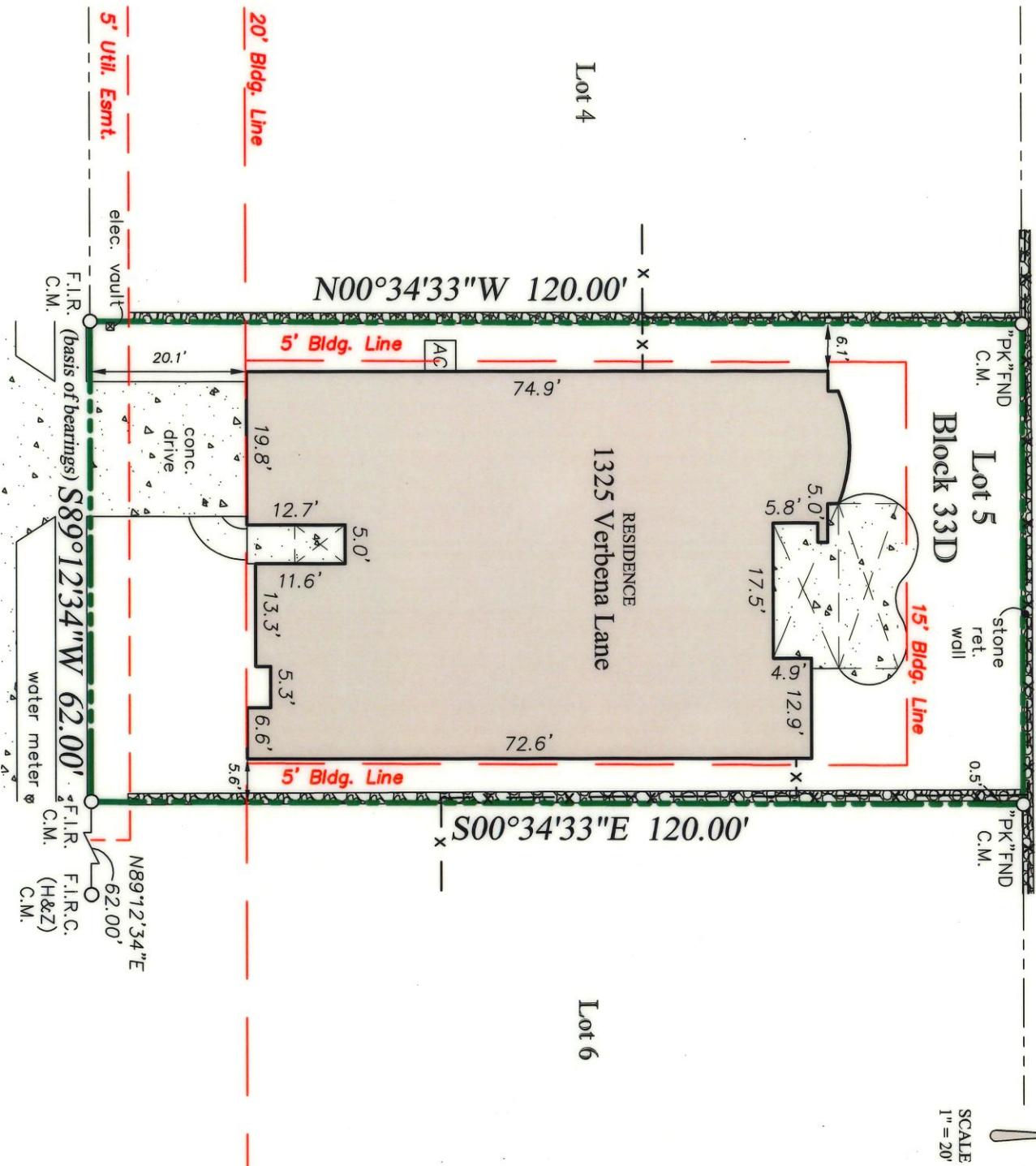
1325 Verbena Lane

Hickory Hill Development LP  
Doc.#2007-55678

N89°12'34"E 62.00'



SCALE  
1" = 20'



# VERBENA LANE

(50' ROW)

**NOTE:** The following easements do not affect subject property: Vol. 403, Pg. 152; C.C.#2011-35388.

**PROPERTY DESCRIPTION:** Lot 5, in Block 33D, of Bandera Addition Phase B-1, an addition to Denton County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 2011-90, Map/Plat Records, Denton County, Texas.

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

Date:	9/6/2019
ASC No.	A-09031910582
P.C. / Tech	C.E. / Todd
Client	Stewart Title
G.F. No.	511030

**LEGEND -** C.M.=Controlling Monument; F.I.R.=Found Iron Rod; F.I.P.=Found Iron Pipe; F.C.P.=Fence Corner Post; O.H.E.=Overhead Electric; S.I.R.=Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company"; All found iron rods are 2/8" diameter unless otherwise noted; — X — (fence) E post — OHU — (overhead utility)

**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 0530 G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).

**SURVEYORS CERTIFICATION:**

The undersigned does hereby certify that this survey was 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. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

Date: \_\_\_\_\_  
X \_\_\_\_\_

**stewart title**

3305 Long Prairie Road, Suite 100  
Flower Mound, Texas 75022  
Ph: 972.539.2275  
Fax: 972.539.4222



Mailing Address:  
1325 Verbena Lane  
Lantana, Texas

**ARTHUR**  
LAND SURVEYING  
220 Elm St., # 200 - Lewisville, TX 75057  
Ph. 972.221.9439 - TFR# 10063800  
arthur@arthurlandsurveying.com  
Established 1986





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>William Guy Baker</u> .</p> <p>My date of birth is <u>8-08-1969</u> .</p> <p>and my address is <u>1325 Verbena Lane</u>  <u>Lantana, Tx 76226</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>6th</u> day of <u>March</u>, <u>2026</u> .</p> <p>Signed: </p> <p>_____  Declarant</p>	<p>My name is _____ .</p> <p>My date of birth is _____ .</p> <p>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: _____</p> <p>_____  Declarant</p>
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