

PROPERTY DESCRIPTION
Address: 2609 Woodhill Way, Lot 7, in Block B, of Pecan Square, Phase 1D, an Addition to the Town of Northlake, Denton County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 2019-88, Map/Plat Records, Denton County, Texas.

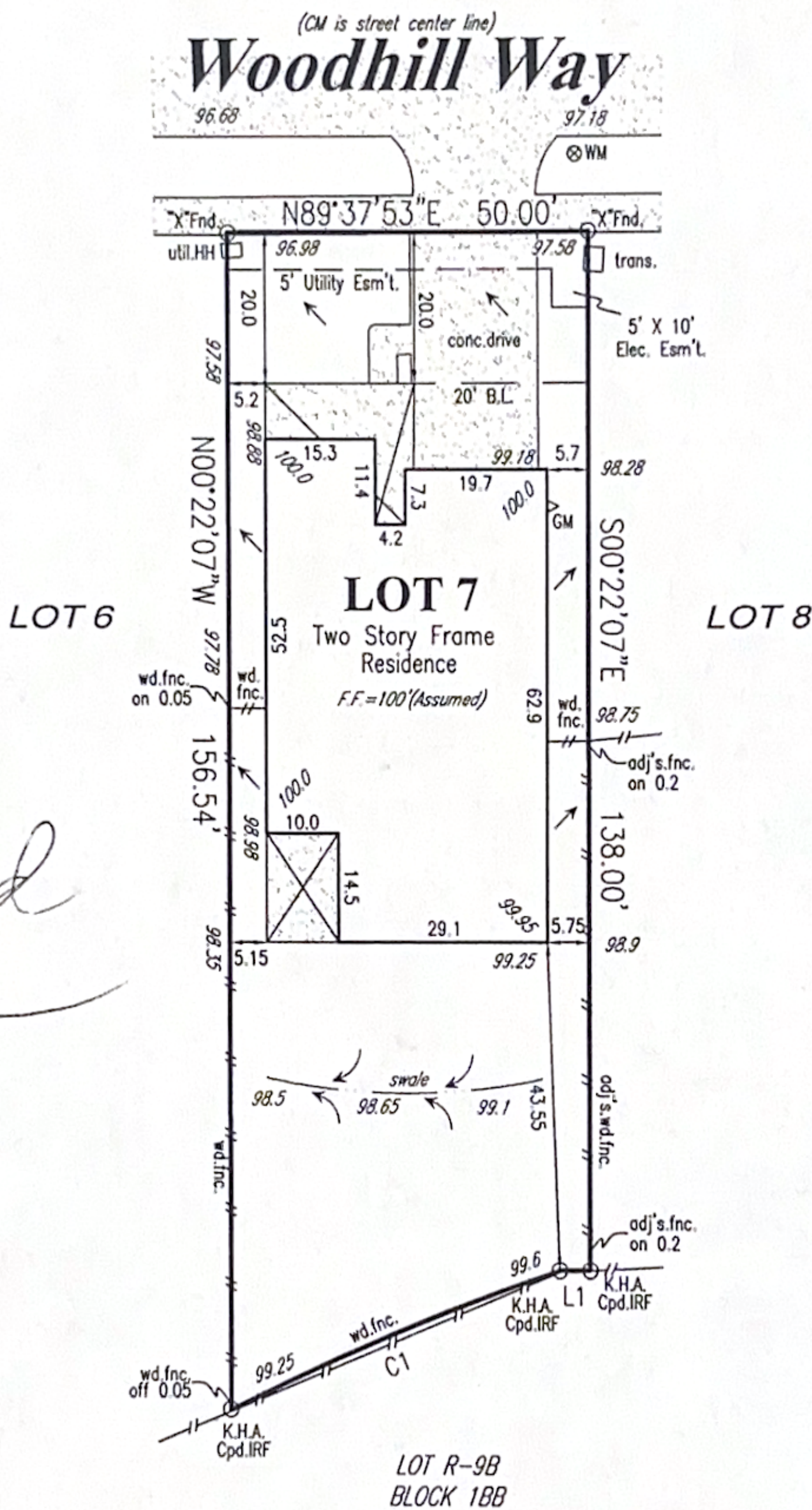


Roome
Land Surveying

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Plano, Texas 75074

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www.roomesurveying.com / Firm No. 10013100

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.43'	357.00'	7°56'01"	S67°34'46"W	49.39'
LINE	BEARING	DISTANCE			
L1	S89°37'53"W	4.22'			



SCALE: 1" = 30'

WM=Water Meter
MH=Manhole
F.P.=Finished Floor
F.P.=Finished Floor
Min.F.F.=Minimum Finished Floor
LP=Light Pole
PP=Power Pole
OH=Overhead Line
Cpd.=Capped
HH=Handhole
adj's.=Adjoiner's
T.O.F.=Top of Form
IRF=Iron Rod Found
B.L.=Building Line
GM=Gas Meter

LEGEND

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48121C0485G of the F.E.M.A. Flood Insurance Rate Maps for Denton County, Texas & Incorporated Area dated April 18, 2011. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) The following does not affect subject property: (I) Terms, conditions, provisions, easements recorded in/under Clerk's File No. 2017-134917; 2019-38939.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to Priority Title Company that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 10/23/2019 Revised: _____ Job No. LB158018
Title commitment/Survey Request File No. 01129-7380 dated: 10/8/2019



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: October 22, 2025 GF No. _____
 Declarant: Brian and Heather Durden
 Description of Property: Pecan Square Phase 1D BLK B LOT 7
 County Denton, Texas
 Date of Survey: 10/8/2025

"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:

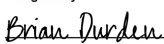
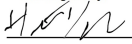
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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 Brian Durden . My date of birth is _____ . and my address is 2609 Woodhill Way, _____ Northlake, TX 76247 _____ .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in Denton County, State of Texas , on the 22nd day of October , 2025 .</p> <p>Signed:</p> <p><small>Signed by:</small>  _____ Declarant</p>	<p>My name is Heather Durden . My date of birth is _____ . and my address is 2609 Woodhill Way, _____ Northlake, TX 76247 _____ .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in Denton County, State of Texas , on the 22nd day of October , 2025 .</p> <p>Signed:</p> <p><small>DocuSigned by:</small>  _____ Declarant</p>
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