

FINAL SURVEY w/ GRADES

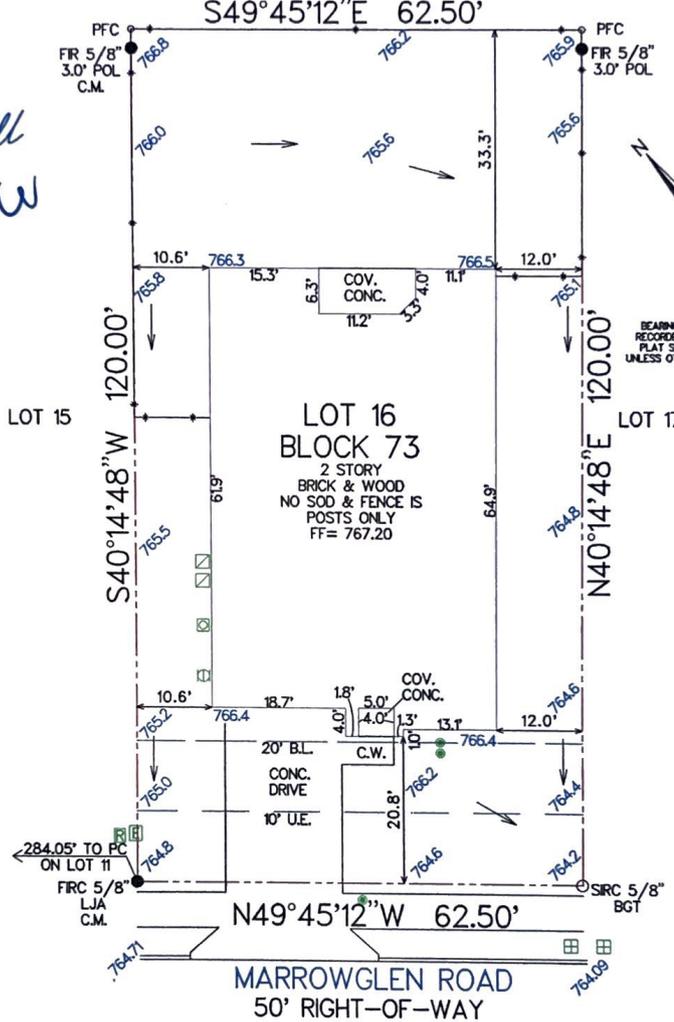
This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at: 14624 MARROWGLEN ROAD, FORT WORTH, Texas.
 BEING Lot No. 16, in Block No. 73, of a FINAL PLAT OF SENDERA RANCH EAST PHASE 24, a subdivision in DENTON County, Texas, according to the MAP OR PLAT THEREOF, filed under C.C.F. NO. 2022-82, of the PLAT Records of DENTON County, Texas.

Legend

- C.M. Controlling Monument
- Found Iron Rod (FR)
- Set Iron Rod (SR)
- Point for Corner (PFC)
- F-509.1 Finished Grade
- FF= Finished Floor
- B.L. Building Line
- U.E. Utility Easement
- Fence
- Flow Arrow
- P.O.L. Point on Line
- ☐ Air Conditioner
- ☐ Electric Meter
- ☐ Gas Meter
- ☐ Water Meter
- ☐ Cleanout
- ☐ Telephone Riser
- ☐ Electric Box
- C.W. Concrete Walk
- CONC. Concrete
- COV. Covered Concrete

JSH
DAW

SENDERA RANCH EAST, PHASE 14
 C.C.# 2020-67
 P.R.D.C.T.



BEARINGS BASED ON RECORDED SUBDIVISION PLAT SHOWN ABOVE UNLESS OTHERWISE NOTED

SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN

- C.C.F. NO. 2022-82
- C.C.F. NO. 2003-195252
- C.C.F. NO. 2004-14762
- C.C.F. NO. 2004-15436
- C.C.F. NO. 2004-153290
- C.C.F. NO. 2004-153291
- C.C.F. NO. 2006-64826
- C.C.F. NO. 2006-64827
- C.C.F. NO. 2007-15253
- C.C.F. NO. 2007-15262
- C.C.F. NO. 2008-107417
- C.C.F. NO. 2008-18110
- C.C.F. NO. 2009-129387
- C.C.F. NO. 2021-186967
- C.C.F. NO. 2021-186969
- C.C.F. NO. 2004-153290
- C.C.F. NO. D204366907
- VOL. 2022 PG. 58299

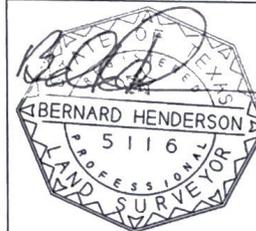
EASEMENTS THAT DO NOT AFFECT PER PLAT; HOWEVER MAY AFFECT THIS LOT

- C.C.F. NO. 2007-31525
- C.C.F. NO. 2011-101559
- C.C.F. NO. 2011-101560
- C.C.F. NO. 2011-101561
- C.C.F. NO. 2011-101563
- C.C.F. NO. 2021-196145

FLOOD CERTIFICATE

As determined by the Flood Insurance Rate Maps for the County of DENTON, Texas by graphic plotting only, the above property DOES NOT lie within a 100-year Flood Zone Area. Map Date: 04/18/2011, Zone: X, Panel No. 48121 C 0610 G

The plat hereon is an accurate representation of said property on the date of survey. The lines and dimensions of said property being indicated by said plat. The size, location, and type of buildings and improvements are shown on said plat. The building set back lines are at the distance indicated. The distance to the nearest intersecting street, road, or point of curve are indicated on said plat. There are no apparent visible easements, encroachments, conflicts, or protrusions except those shown on said plat. Said plat is intended for client use only.



THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES
 THIS IS NOT AN OFFICIAL DOCUMENT WITHOUT AN ORIGINAL SIGNATURE

Date:	05/05/2023
Job No:	LEN 114137
G.F. No:	114706-019041
Scale:	1" = 20'
Drawn By:	BH/JC
Checked By:	SG

Benchmark

Group of Texas, Inc.

Professional Land Surveyors
Established in 1986

Address:
899 Presidential Drive
Suite #110
City/State:
Richardson, Texas 75081
Office Phone:
(972) 680-3037
Email:
residentialbgt@gmail.com
Firm License No:
#1020700

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: 3/2/25 GF No. n/a
Declarant: James S. Wartman
Description of Property: Lot 16, Block 73, Sendera Ranch East - Phase 24
County Tarrant, Texas
Date of Survey: 5/5/23

"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, replatings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

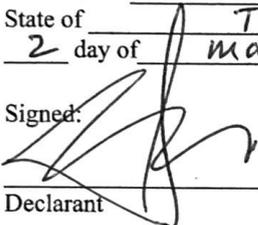
Initial
JSW

EXCEPT for the following (If None, Insert "None" Below):

~~XXXXXX~~ Extended side fencing towards front of house. Added brick planters
in front yard.

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>James S. Wartman</u>.</p> <p>My date of birth is <u>5/14/63</u>.</p> <p>and my address is <u>14624 Marrowglen Rd.,</u> <u>Haslet, TX 76052</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>2</u> day of <u>March</u>, <u>2025</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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