

LEGEND

- WOOD FENCE
- X- WIRE FENCE
- O- CHAIN LINK
- E- UTILITY LINE
- AC A/C UNIT
- EB ELEC. BOX
- ET ELEC. TRANS.
- G GAS METER
- W WATER METER
- T TELE. PED.
- C C.A.T.V. PED.
- E ELEC. METER

Michael C. Jagen
Stephanie W. Jagen

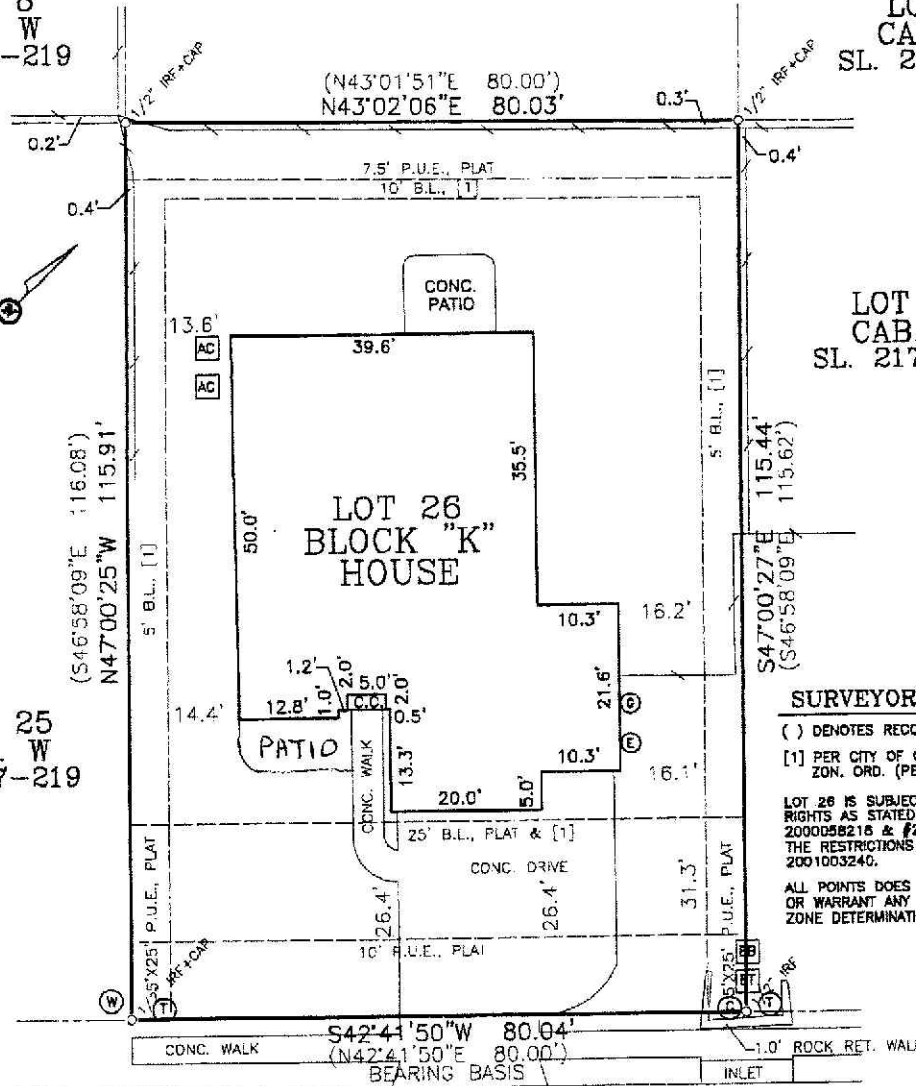
LOT 7
 CAB. W
 SL. 217-219

LOT 8
 CAB. W
 SL. 217-219

LOT 6
 CAB. W
 SL. 217-219

LOT 27
 CAB. W
 SL. 217-219

LOT 25
 CAB. W
 SL. 217-219



SURVEYOR'S NOTES

- () DENOTES RECORD INFORMATION
- [1] PER CITY OF CEDAR PARK ZON. ORD. (PER PLAT NOTE 7)

LOT 26 IS SUBJECT TO THE ESMT. RIGHTS AS STATED IN DOCUMENT 2000058216 & #2002089153 & THE RESTRICTIONS IN DOC. # 2001003240.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

1305 QUAIL CREEK TRAIL (50' R.O.W.)

LOT No. 26 BLOCK "K" SUBMISSION / ADDITION FOREST OAKS
 SECTION NINE PHASE Book Page(s) Cabinet W PLAT RECORDS
 -UNFF- Volume Slide 217-219
 CITY WILLIAMSON COUNTY, TEXAS Street Address: 1305 QUAIL CREEK TRAIL
 Reference: MICHAEL C. JAGEN AND STEPHANIE W. JAGEN

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR STEWART TITLE AUSTIN, INC.

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and, after the exercise of professional diligence and reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief; that there are no visible discrepancies, conflicts, shortages in area, or boundary conflicts or visible encroachments, protrusions or overlapping of improvements, except as shown hereon, and that the property has access to and from a roadway, except as shown hereon.

FIELD WORK	By	Date
DRAFTING	WW	11-20-03
FINAL CHECK	SCN	11-24-03
CORRECTIONS		
UP DATE		

DATE 11-24-03
 TITLE CO. STEWART
 G.F. No. 03060214
 Job No. 11805403
 SCALE: 1"=20'



D. J. Bell
ALL POINTS SURVEYING, INC.
 611 SOUTH CONGRESS AVENUE - SUITE 100
 AUSTIN TX. 78704
 TEL.: (512) 440-0071 - FAX: (512) 440-0199



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: September 8, 2026 GF No. _____
Declarant: Michael C. Jagen and Stephanie W. Jagen
Description of Property: 1305 Quail Creek Trail, Cedar Park, TX 78613
County Williamson, Texas
Date of Survey: November 24, 2003

"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, decks, 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):

stone patio added to front of home

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.

Form T-47.1

Sec. V

Effective November 1, 2024

TXR 1957

SV Real Estate, LLC, 12160 W. Parmer Ln. Ste. 130-711 Cedar Park TX 78613
Stephanie Jagen

Phone: 5129226624 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwolf.com

Jagen 1305 QCT

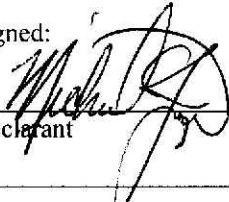
6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is **Michael C. Jagen** .
My date of birth is **12/08/1970** .
and my address is **226 Tulip Trail Bend** .
Cedar Park, TX 78613 .

I declare under penalty of perjury that the foregoing is true and correct.

Executed in **Williamson** County,
State of **Texas** , on the
8th day of **September** , **2026** .

Signed:

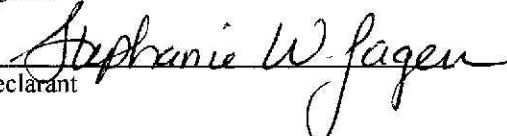

Declarant

My name is **Stephanie W. Jagen** .
My date of birth is **08/30/1975** .
and my address is **226 Tulip Trail Bend** .
Cedar Park, TX 78613 .

I declare under penalty of perjury that the foregoing is true and correct.

Executed in **Williamson** County,
State of **Texas** , on the
8th day of **September** , **2026** .

Signed:


Declarant