

UTILITY USAGE FOR THE LISTING PROPERTY

MONTH	GAS / Elec	WATER	ELECTRIC Water
Feb 26	\$749		\$66
Jan 26	\$734		\$69
Dec 25	\$727		\$61
Nov 25	\$879		\$57
Oct 25	\$1078-		\$62
Sept 25	\$1481		\$77
Aug 25	\$1231		\$66
July 25	\$1324		\$69
June 25	\$1166		\$64
May 25	\$829		\$65
Apr 25	\$553		\$69
Mar 25	\$828		\$67
Monthly Average	\$965		\$66

YOUR UTILITY PROVIDER IS:

Electric: } Coserv 940) 321-7800
 Gas: } "
 Water*: Argyle water 940) 464-7713
 Cable/TV: YouTube TV
 Phone: #
 Internet: Frontier (Verizon) 800) 917-7489
 Security: Control 4
 trash: Frontier Waste 254) 221-0705



KIM BEDWELL

Briggs Freeman | Sotheby's
INTERNATIONAL REALTY



Showing Cheat Sheet

Roof

Age: 6mos Last inspection date: N/A

Any current damage: NO

Any recent repairs: Roof replaced 8/25

HVAC geothermal

Age: 15 years Is it on a regular service plan? YES NO

If yes: Company manice geothermal Number of services per year: 2

(manice - 409) 685-4927

Hot Water Heater geothermal hot water system

Age: _____

Gas or electric: _____ Number of units: 3 holding tanks

Sprinkler System: YES NO

Any known issues: _____

Security System

Company: Texadia (214) 950-5820 Equipment: Control 4 Alarm system

9 security cameras

Foundation

Any current damage: NONE

Any recent repairs: NONE

Average Utilities:

Company: Amnye Water Service: water Average \$ per month: \$66

Company: Cosen Service: elec/gas Average \$ per month: \$965

Company: Frontier Waste Service: trash/recycling Average \$ per month: \$23

Company: Frontier Service: internet Average \$ per month: \$105

Warranties Available: NO

Recent Insurance Claims: Roof Replacement 8/25

Septic Tank

Maintenance Company: Wise Pumping (940) 390-5000

Last Service: March 2026

Exclusions (anything attached to the house that you are uninstalling and taking):

NO

Pool Equipment Details (ozone machine, heater, pump, phone control app, etc):

geothermal heaters for spa/pool (Pentair pool APP)

Salt water or chlorine: chlorine

Superior pool service - (972) 221-2253

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: 2/20/2026 GF No. _____
Declarant: Richard
Description of Property: 10916 Roadrunner Rd Bartowille, Tx 76226
County Denton, Texas
Date of Survey: _____

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

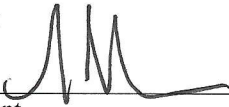
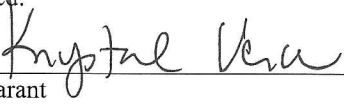
The undersigned declares as follows:

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):

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>Richard Vera</u>.</p> <p>My date of birth is <u>9/12/1985</u>.</p> <p>and my address is <u>1096 Roadrunner Rd</u> <u>Bartonville, 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>20th</u> day of <u>February</u>, <u>2026</u>.</p> <p>Signed: <u></u></p> <p>Declarant</p>	<p>My name is <u>Krystal Vera</u>.</p> <p>My date of birth is <u>12/31/1971</u>.</p> <p>and my address is <u>1096 Roadrunner Rd</u> <u>Bartonville, 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>20th</u> day of <u>February</u>, <u>2026</u>.</p> <p>Signed: <u></u></p> <p>Declarant</p>
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