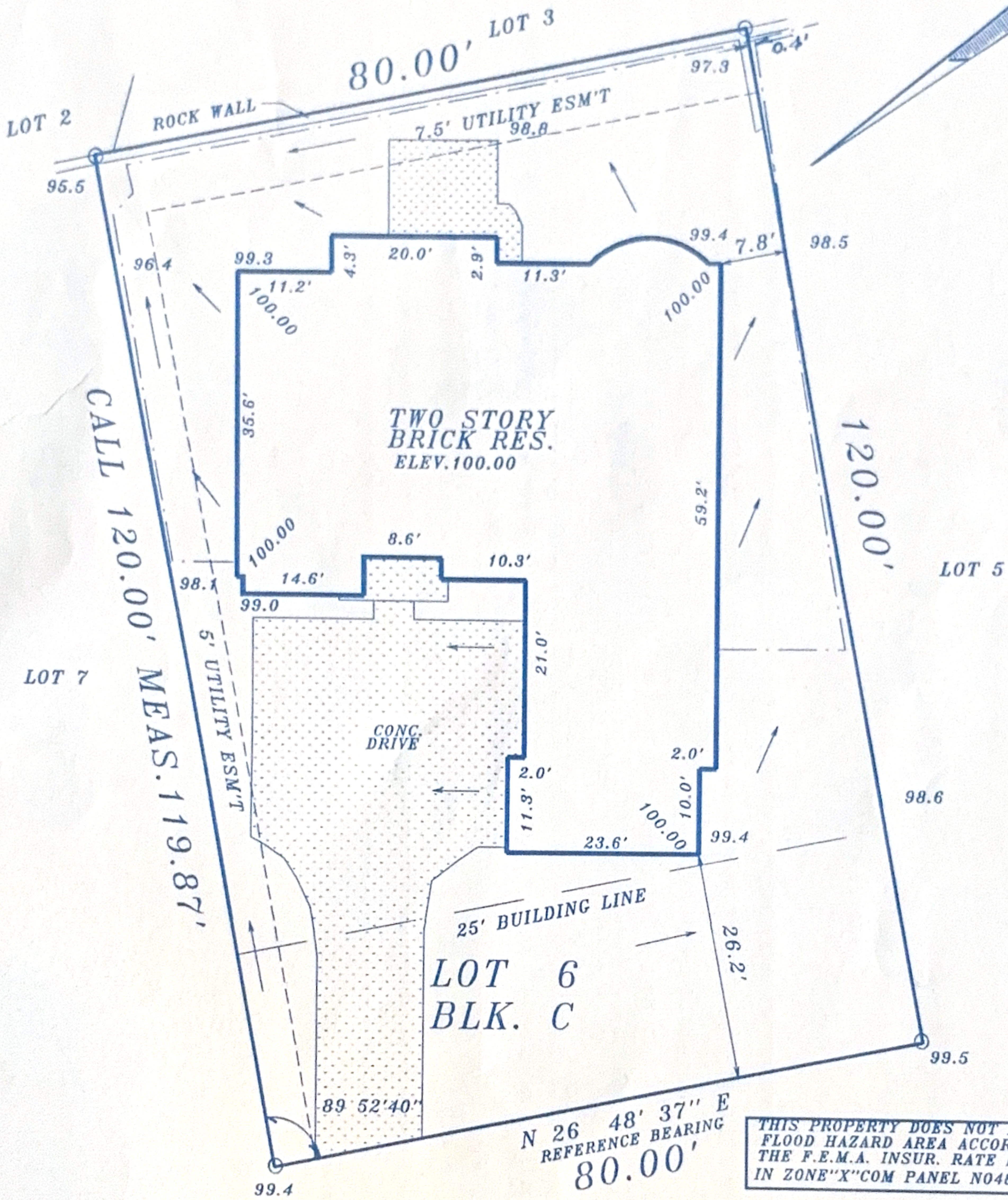


SURVEY PLAT

TO THE LIENHOLDERS AND/OR THE OWNERS AND THE PURCHASERS OF THE PREMISES
SURVEYED AND TO STEWART TITLE COMPANY:

This is to certify that I have made a careful and accurate survey of the property located at 2908 EASTBOURNE LANE in the Town of FLOWER MOUND, DENTON County, Texas, described as follows:
LOT 6, BLOCK C, of HILLCREST AT WELLINGTON, PHASE ONE, an Addition to the Town of FLOWER MOUND in DENTON County, Texas, according to the Map or Plat thereof recorded in Cabinet N, Slides 335 and 336, Plat Records, and amended plat recorded in Cabinet P, Slide 175 and 176, Plat Records, DENTON County, Texas.

NOTE: The easements recorded in Vol. 335, Pg. 624; Vol. 260, Pg. 402, Vol. 372, Pg. 517; Vol. 387, Pg. 51 and Vol. 402, Pg. 259 D.R.D.C.T. and C.C.'s File No. 96-R040598; 96-R040599 and 96-R040600, R.P.R.D.C.T. do NOT affect this property.



2908 EASTBOURNE LANE

I hereby certify that on the 17th day of AUG., 1999, this survey was made on the ground and this survey plat has been prepared as per the field notes thereby produced, and it properly represents the facts as found on the ground. This survey plat has been prepared in accordance with, and in substantial compliance with, all rules and regulations promulgated by the Texas Board of Professional Land Surveying. Unless otherwise noted, the surveyor has relied solely on the record data provided in the title commitment for the determination of the boundaries of the land parcel surveyed and for any easements of record which may be shown or addressed on the survey. The survey shows visible easements, encroachments, conflicts, or protrusions apparent on the ground.

Date : AUGUST 18, 1999

JOB # : 99 - 4705

GF No. 99100132

Scale: 1" = 20.0'



Harry Rowell

LEGEND	
1/2" Steel / Iron Rod Found	○
1/2" Steel / Iron Rod Set	●
Property Line	—————
Wood Fence	- - - - -
Chain Link / Wire Fence	x-x-x-x-x
Overhead Electric	-E-E-E-

**HARRY
ROWELL**
& Associates, INC.
Surveying & Engineering
1301 Elm Street Ste. 201
Carrollton, Texas 75006 (927)242-5679

**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: March 29, 2026 GF No. _____
Declarant: Diem K Nguyen, Hien Q Pham
Description of Property: Hillcrest at Wellington PH 1 BLK C LOT 6
County Denton, Texas
Date of Survey: 8/18/1999

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

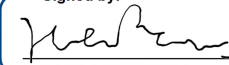
The undersigned declares as follows:

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, replatting, 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 Diem K Nguyen . My date of birth is _____ . and my address is 2908 Eastbourne Lane, _____ Flower Mound, TX 75022-0900 _____ .</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 29th day of March , 2026 .</p> <p>Signed: Signed by: Diem K Nguyen</p> <p><small>BAAGP599EF0645E...</small> Declarant</p>	<p>My name is Hien Q Pham . My date of birth is _____ . and my address is 2908 Eastbourne Lane, _____ Flower Mound, TX 75022-0900 _____ .</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 29th day of March , 2026 .</p> <p>Signed: Signed by: </p> <p><small>BAAGP599EF0645E...</small> Declarant</p>
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