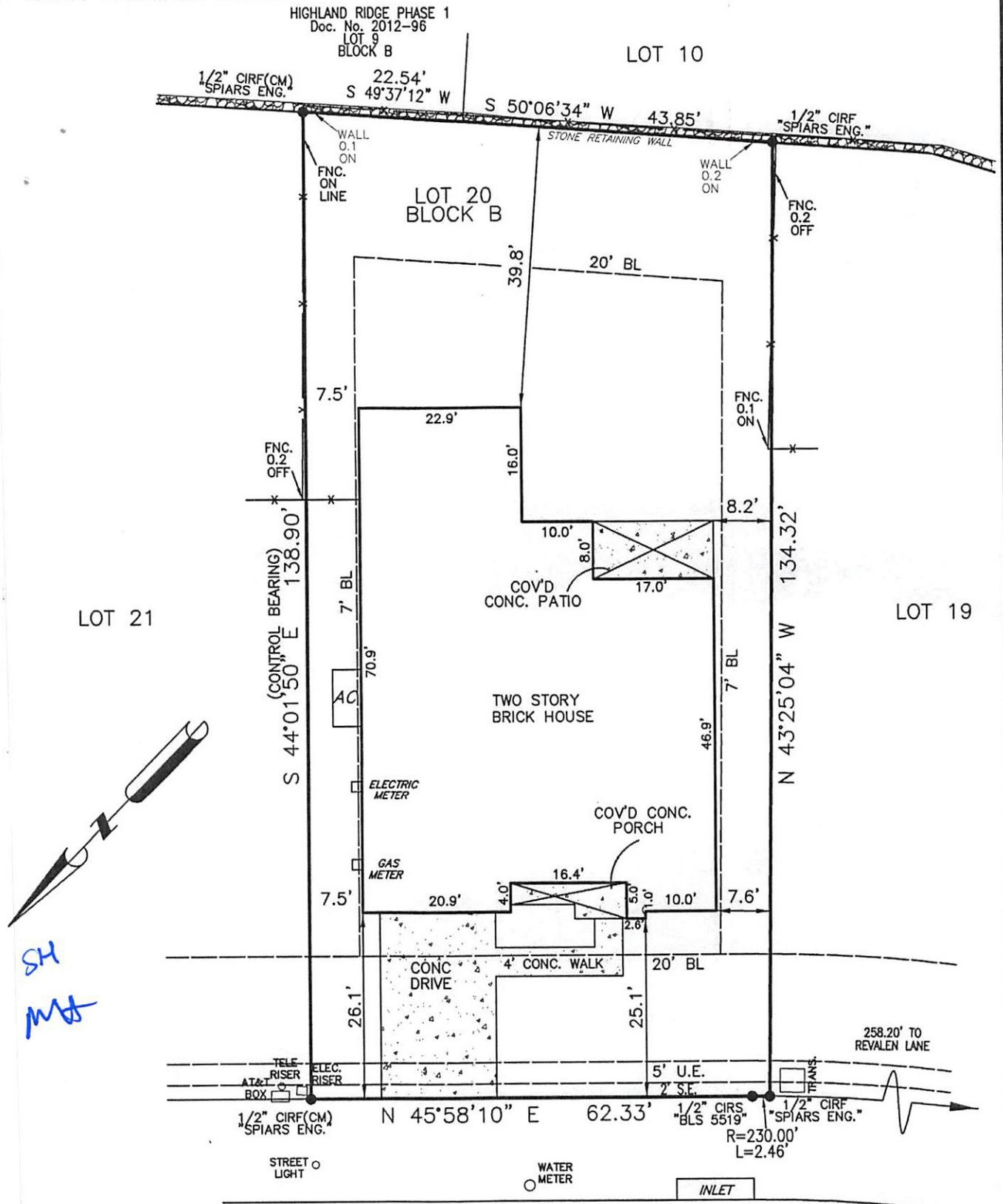


PLAT SHOWING

Lot 20, Block B, HIGHLAND RIDGE PHASE 2, an addition to the City of Frisco, Denton County, Texas, according to the plat thereof recorded in Cabinet 2013, Page 13, Plat Records, Denton County, Texas.

4216 VISTA TERRACE DRIVE



SH
MS
MW

BEARING SOURCE

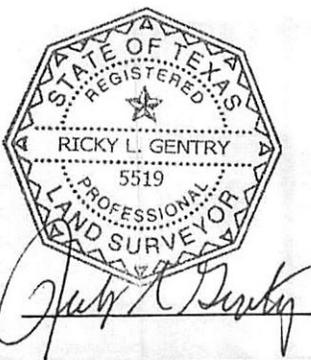
BEARINGS SHOWN HEREON ARE BASED ON THE PLAT RECORDED IN CAB. 2013, PG. 13, P.R.D.C.T.

"FLOOD CERTIFICATION" Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48121C0560 G Dated: April 18, 2011

"Zone X" (unshaded) Areas determined to be outside the 0.2% annual chance floodplain.

4216 VISTA TERRACE DRIVE
60' R.O.W.

NOTE: To the best of my knowledge and belief the easements recorded in Volume 483, Page 177 and Volume 510, Page 59, Deed Records, Denton County, Texas, are not located on subject property except as shown on survey. Easement recorded in Vol. 339, Page 34, Deed Records, Denton County, Texas, is a Blanket Easement which the location can not be determined from said Deed.



"The Plat hereon is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."

SURVEY DATE: 12/2/2013

- LEGEND
- BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - CM = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - IR = IRON ROD
 - X- = FENCE
 - > = DIRECTION OF FLOW

SCALE: 1" = 20'

DRAWN BY: EEB

JOB # 5121-02002

BLS JOB # 1300789-06



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Platting / Planning / Residential / Commercial

105 DENTON ST.
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PHONE (817) 961-0082
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FIRM REGISTRATION NO. 10183700

**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: December 3, 2025 GF No. _____
Declarant: Sana Jameel Hines and Mujahid A Hines
Description of Property: Lot 20, Block B, Highland Ridge Phase 2
County Denton, Texas
Date of Survey: December 2, 2013

"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:

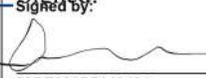
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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 <u>Sana Jameel Hines</u> . My date of birth is <u>12/28/1983</u> . and my address is <u>4216 Vista Terrace Dr.</u> <u>Frisco, Tx 75034</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>19th</u> day of <u>February</u> , <u>2026</u> .</p> <p>Signed:  Declarant</p>	<p>My name is <u>Mujahid A Hines</u> . My date of birth is <u>04/21/1981</u> . and my address is <u>4216 Vista Terrace Dr.</u> <u>Frisco, TX 75034</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>19th</u> day of <u>February</u> , <u>2026</u> .</p> <p>Signed:  Declarant</p>
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