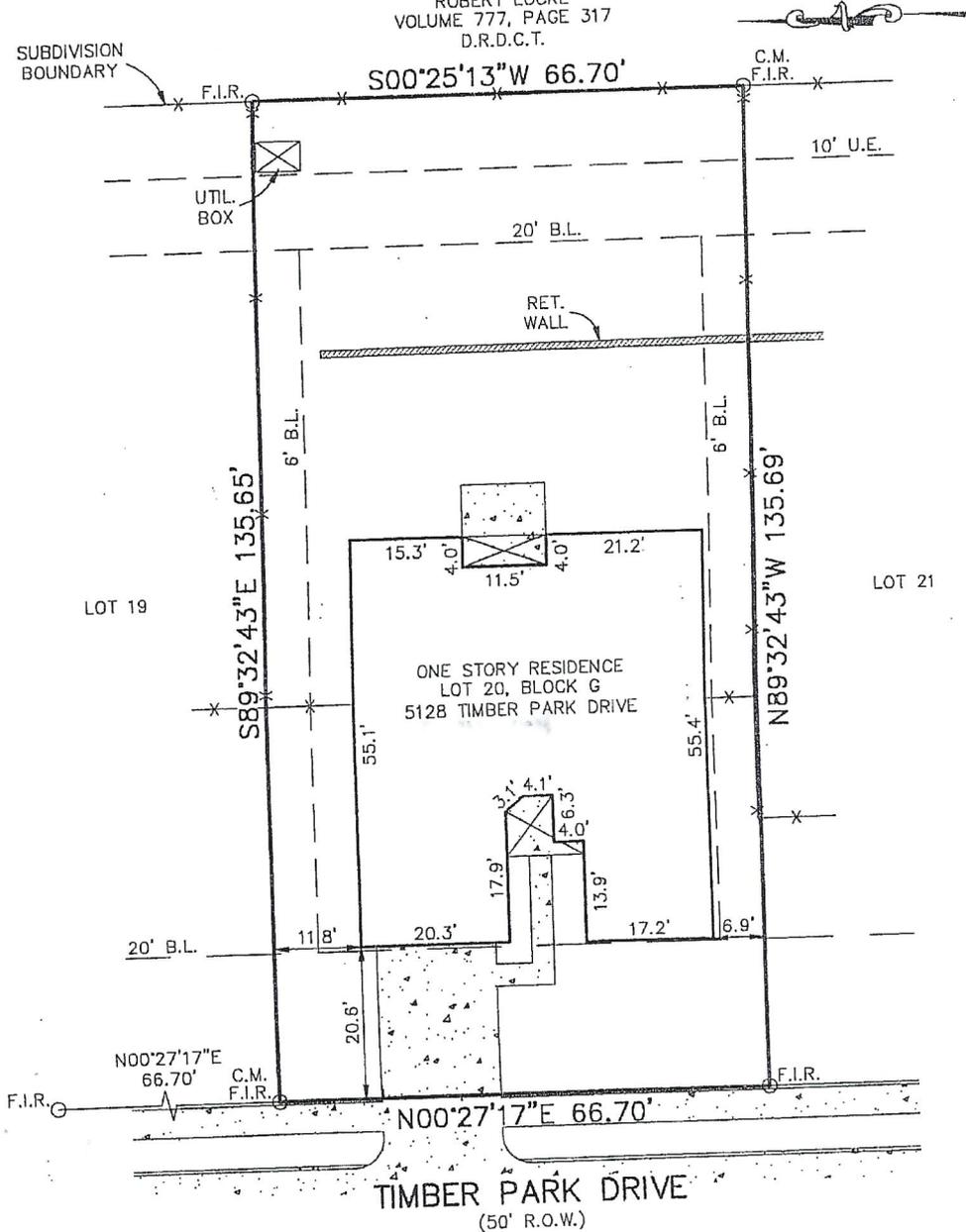


SURVEY PLAT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT NO. 5128 TIMBER PARK DRIVE; IN THE TOWN OF FLOWER MOUND, TEXAS, DESCRIBED AS FOLLOWS: LOT NO. 20 IN BLOCK NO. G OF TIMBERVIEW ESTATES WEST PHASE ONE, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET M, SLIDE 358, PLAT RECORDS, DENTON COUNTY, TEXAS.

BEARING BASIS NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE ABOVE-REFERENCED, RECORDED MAP OR PLAT.
 C.M.= CONTROLLING MONUMENT; F.I.R.= FOUND IRON ROD; S.I.R.= SET IRON ROD; F.I.P.= FOUND IRON PIPE; F.C.P.= FENCE CORNER POST.

ROBERT LOCKE
 VOLUME 777, PAGE 317
 D.R.D.C.T.

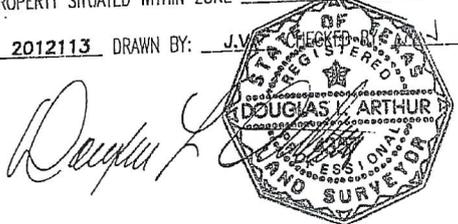


TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD NOTE: IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN THE 100-YEAR FLOOD ZONE AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 480777 0540 E, PRESENT EFFECTIVE DATE OF MAP APRIL 2, 1997, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

DATE: DECEMBER 12, 2000 SCALE: 1" = 20' A.S.C. NO.: 2012113 DRAWN BY: J. V. DOUGLAS

ARTHUR SURVEYING COMPANY, INC.
 Registered Professional Land Surveyors
 P.O. Box 54 - Lewisville, Texas 75067
 Office: (972) 221-9439 Fax: (972) 221-4675



**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: February 25, 2026 GF No. _____
Declarant: Thomas D Klein, Jaimi K Klein
Description of Property: Timberview Estates West Ph 1,2 BLK G LOT 20
County Denton, Texas
Date of Survey: 12/12/2000

"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 Thomas D Klein . My date of birth is _____ . and my address is 5128 Timber Park Drive, _____ Flower Mound, TX 75028-2217 _____ .</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 2nd day of March , 2026 .</p> <p>Signed: Signed by: <i>Thomas D Klein</i> Declaration 2D418...</p>	<p>My name is Jaimi K Klein . My date of birth is _____ . and my address is 5128 Timber Park Drive, _____ Flower Mound, TX 75028-2217 _____ .</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 2nd day of March , 2026 .</p> <p>Signed: Signed by: <i>Jaimi K Klein</i> Declaration AE28435...</p>
---	---