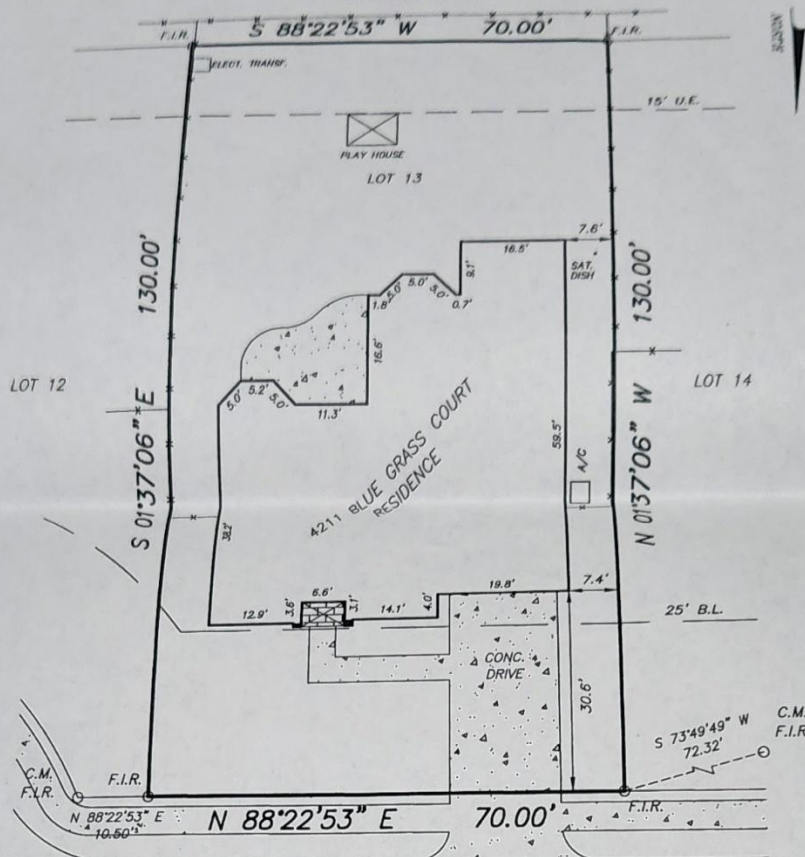


SURVEY PLAT

NO. 4211 BLUE GRASS COURT IN THE CITY OF FLOWER MOUND, TEXAS, DESCRIBED
 AS FOLLOWS:
 LOT NO. 13, BLOCK NO. 1 OR REMINGTON PARK AT BRIDLEWOOD
 AN ADDITION TO THE CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING
 TO THE MAP OR PLAT THEREOF RECORDED IN CABINET M. AT SLIDES 102 AND 103, OF THE PLAT RECORDS OF DENTON
 COUNTY, TEXAS.

NOTE: READERS ARE REFERENCED RECORDED MAP OR PLAT.
 (1000' U.M. - CONTROLLING INSTRUMENT) F.I.R. = FLOOD INSURANCE RATE MAP NO. 480777-0540-5
 LOT 13, BLOCK 1



BLUE GRASS COURT

(50' R.O.W.)

NOTE: BLANKET STYLE EASEMENTS RECORDED IN VOL. 401, PGS. 237 & 342 INCLUDE THIS LOT.

G.F.# 02100899

STEWART TITLE COMPANY

TO THE LIENHOLDERS 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 A SPECIAL FLOOD HAZARD AREA

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 480777-0540-5

PRESENT EFFECTIVE DATE OF MAP APRIL 2, 1997, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED)

DATE: JANUARY 23, 2003 SCALE: 1" = 20' A.S.C. NO.: 2301254 DRAWN BY: SM CHECKED BY: CR

ARTHUR SURVEYING COMPANY, INC.

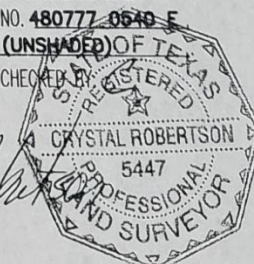
Registered Professional Land Surveyors

P.O. Box 54 - Lewisville, Texas 75067

Office: (972) 221-9439 Fax: (972) 221-4675

Douglas Bell
Arthur B. Bell

Crystal Robertson



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: July 31, 2025 GF No. _____
 Declarant: Jeffrey Feole Revocable Trust
 Description of Property: Remington Park at Bridlewood BLK 1 LOT 13
 County Denton, Texas
 Date of Survey: April 2, 1997

"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.

My name is <u>Jeffrey Feole Revocable Trust</u>. My date of birth is _____. and my address is <u>4211 Blue Grass Court,</u> <u>Flower Mound, TX 75028-3034</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Denton</u> County, State of <u>Texas</u>, on the <u>31st</u> day of <u>July</u>, <u>2025</u>. Signed: Signed by: <u>Jeffrey Feole Revocable Trust</u> ATBAY7A1F82A7474... Declarant	My name is _____. My date of birth is _____. and my address is _____. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: _____ Declarant
---	---