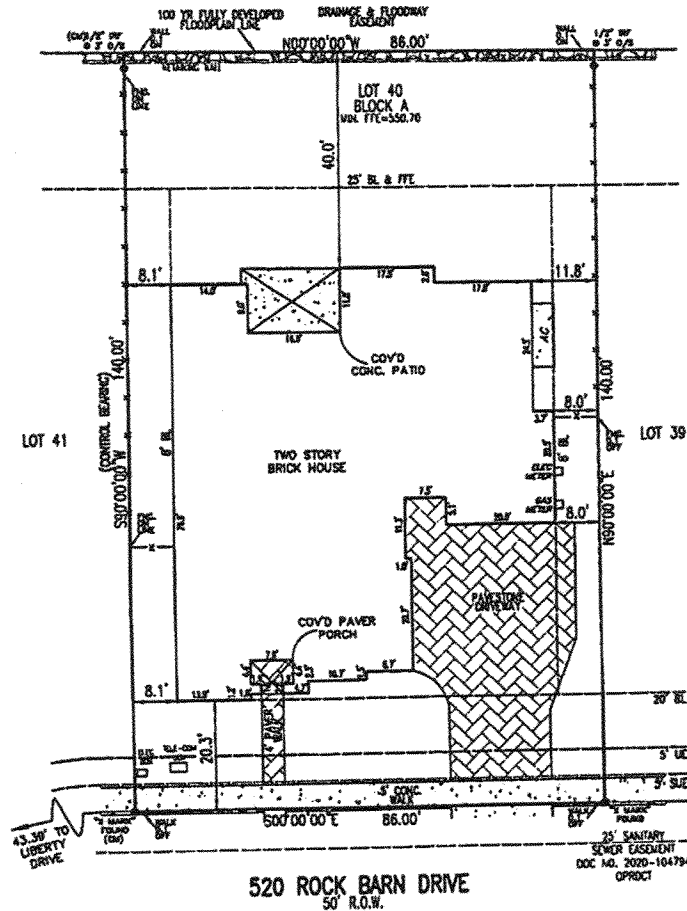


PLAT SHOWING

Being Lot 40, in Block A, of WINDSONG RANCH PHASE 3D, an Addition to the Town of Prosper, Denton County, Texas, according to the Plat recorded in cc#2021-50, of the Plat Records, Denton County, Texas.

520 ROCK BARN DRIVE



NOTES:

To the best of my knowledge and belief:

- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by First American Title Guaranty Company; Title Commitment GF No. 1005-368825-RTT, Effective Date: 07/07/2022.
- 2) Subject to building lines and easements referenced and/or depicted in cc#2021-50, P.R.D.C.T. and the aforementioned Title Commitment.
- 3) Easements recorded in Vol. 274, Pg. 271, Vol. 274, Pg. 272, Vol. 402, Pg. 589, Vol. 402, Pg. 590, Vol. 403, Pg. 18, and Vol. 510, Pg. 120, R.P.R.D.C.T., appear to blanket type easements. However, no documents have been located to extinguish them. Thus they may be still in effect.
- 4) Easement recorded in Vol. 468, Pg. 418, R.P.R.D.C.T., appears to be a perpetual easement.
- 5) Easement recorded in Vol. 1308, Pg. 172, R.P.R.D.C.T., appears to be an overflow easement.
- 6) Easement recorded in cc# 2008-2344, R.P.R.D.C.T., appears to deal with a subsurface easement.
- 7) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
- 8) Terms, provisions, stipulations, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.

BEARING SOURCE
BEARINGS SHOWN HEREON ARE BASED
ON THE PLAT RECORDED IN CC#2021-50,
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 # 48121CD410 0
Dated: April 18, 2011

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

However, floodplain reclamation subject to
engineering approval of flood study,
wetland delineation study, habitat study,
and vegetation study at the time of final
plot submittal.

Determination based on graphically scaling from
the above listed map, only.
This flood statement does not create
liability on part of the surveyor or
surveying company.

THE PLAT HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DELINEATED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN BELOW. THE LINE AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SITE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN ON THE PLAT, THE SITE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN ON THE PLAT, THE SITE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN ON THE PLAT.		BELCLAIRE	
SURVEY DATE: 07/14/2022		SCALE: 1" = 20'	
LEGEND BL = BUILDING LINE UL = UTILITY EASEMENT GL = GRADUATE EASEMENT PL = PUBLIC UTILITY EASEMENT CL = CONTROLLING MEASUREMENT DR = DRAIN ROAD SET DRS = DRAIN ROAD FC = FENCE DF = DIRECTION OF FLOW		Platting / Planning / Residential / Commercial 3970 SANDSHELL DRIVE FORT WORTH, TEXAS 76137 PHONE (817) 861-0082 FAX (817) 861-0086 FIRM REGISTRATION NO. 10183700	
PH JOB #AM-WN3D-A-40 BLS JOB # 211086004		DRAWN BY: VW	

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 11/1/2023GF No. NAName of Affiant(s): Fariba Ariz,Address of Affiant: 2744 Bottlebrush Dr, Los Angeles, CA 90077Description of Property: WINDSONG RANCH PHASE 3D BLK A LOT 40 (520 Rockbarn Drive, Prosper, TX 75078)County Denton, Texas

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

Before me, the undersigned notary for the State of CALIFORNIA, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

NA

2. We are familiar with the property and the improvements located on the Property.

3. We are 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. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We 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 our actual knowledge and belief, since 8/1/2022 there have been no:

- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools 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 encroach on 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):

NA

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

SWORN AND SUBSCRIBED this _____ day of _____

See Attached
 Notary Public

Page 1 of 1

520 Rockbarn

(TXR-1907) 02-01-2010

Biggs Realty, 550 S. Watters Road Suite 125 Allen TX 75013
 David Novak

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

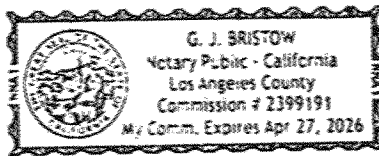
Phone: 8587053995

Fax: 9715434358

California Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles



Place Notary Seal Above

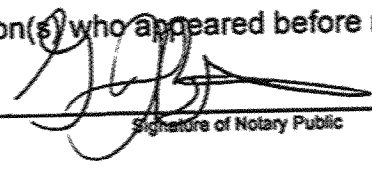
Subscribed and sworn to (or affirmed) before me

on this 1 day of November, 2023,

by Fariba Ariz.

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature


Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons on the attached document.

Description of Attached Document

Title or Type of Document

T-47 Residential Real Property Affidavit

Number of Pages: 1

Document Date 11/1/2023