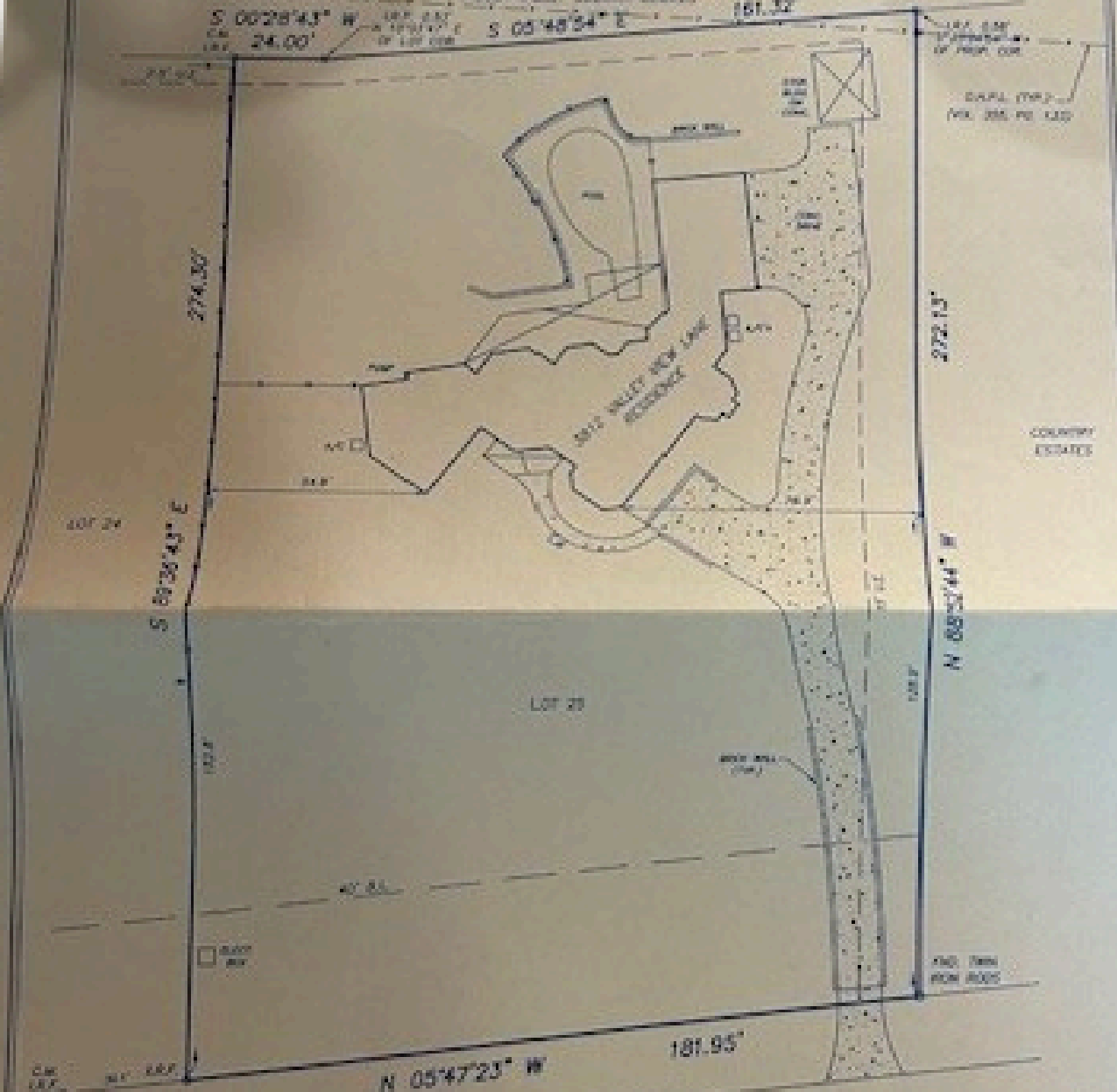


SURVEY PLAT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CORRECT AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS:
 NO. 2812 VALLEY VIEW LANE IN THE CITY OF FLOWER MOUND BEING DESCRIBED AS FOLLOWS:
 LOT NO. 28 BLOCK NO. 1 OF HIDDEN VALLEY COUNTRY ESTATES SEC. IV IN ADDITION TO THE
CITY OF FLOWER MOUND SEVENTH COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT HEREBY RECORDED IN
CABINET 0 AT SLIDE 106 OF THE PLAT RECORDS OF SEVENTH COUNTY, TEXAS.

NOT BEING FOR INTEREST BY OR FOR
 OTHER OR CONTINGENT INTEREST, BUT FOR THE PURPOSES OF THE SURVEY HEREIN MADE, I DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND
 HIDDEN VALLEY COUNTRY ESTATES



VALLEY VIEW LANE
 (60' R.O.W.)

Joseph Craigin
Jane Craigin

G.F.# 02101572

TO THE LANDLORDS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE COMPANY THE UNDERSIGNED DOES HEREBY
 CERTIFY THAT THIS SURVEY, WAS THIS DATE, MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES,
 CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, THAT I HAVE BEEN ADVISED
 OF, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DESIGNATED HIGHWAY.

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. 480777-0520-E, PRESENT EFFECTIVE DATE APRIL 2, 1997.
 HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED)

DATE: AUGUST 22, 2002 SCALE: 1" = 30' DRAWN BY: SPM CHECKED BY: C A.L.C. NO.: 220827

ARTHURS SURVEYING COMPANY, INC.
 Registered Professional Land Surveyors
 P.O. Box 24 - Jewettville, Texas 75847
 Office (972) 221-9428 Fax (972) 221-9425

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: March 24, 2026 GFNo. 662600227
Declarant: Joseph Trent Cragin, Janie Cragin (Cragin Revocable Trust)
Description of Property: 3812 Valley View Lane Flower Mound TX 75022, Hidden Valley Country Estates Block 1, Lot 25
County Denton, Texas
Date of Survey: 08/22/2002

"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.

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.

To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:

- 4. 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):

A retaining wall and workshop were added following the date of the original survey.

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 BELIEVABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Joseph Trent Cragin</u>.</p> <p>My date of birth is <u>12.6.1955</u>.</p> <p>and my address is <u>3812 Valley View Lane,</u> <u>Flower Mound, TX 75022-6103</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>24th</u> day of <u>March</u>, <u>2026</u>.</p> <p>Signed: Signed by: <u>Joseph Trent Cragin - Cragin Revocable Trust</u> Declarant</p>	<p>My name is <u>Jane R. Cragin</u>.</p> <p>My date of birth is <u>10.3.1960</u>.</p> <p>and my address is <u>3812 Valley View Lane,</u> <u>Flower Mound, TX 75022-6103</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>24th</u> day of <u>March</u>, <u>2026</u>.</p> <p>Signed: Signed by: <u>Jane R. Cragin</u> Declarant</p>
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