

LAND DESCRIPTION

Tract 1

Being a Lot 54, Block T, STARCREEK PHASE FOUR, an Addition to the City of Allen, Collin County, Texas, according to the Map or Plat recorded in Volume 2011, Page 120, Map Records of Collin County, Texas.

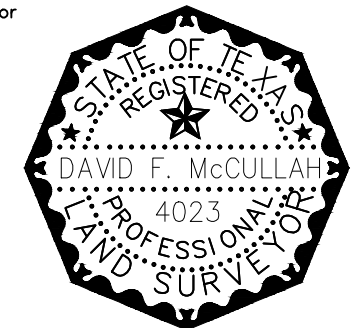
SURVEYOR'S CERTIFICATION

The undersigned does hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Condition II Land Title Survey, and 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, there are no visible 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. Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00015271.

Date of Plat or Map: August 01, 2023

David F. McCullah

David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023



TITLE NOTES

This survey relies on the Commitment for Title Insurance prepared by Old Republic Title National Title Insurance Company, File No. AN237706 with an effective date of July 6, 2023 and issued on July 14, 2023. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

c. All building lines and easement as shown on plat recorded in Volume 2011, Page 120, of the Map/Plat Records of Collin County, Texas.

- 25 foot building line setback along the north property line.
- 5 foot utility easement along the north property line.
- 4 foot utility easement along the west property line.
- 2.5 x 5 foot pedestal and utility easement located in the southwest corner of subject property.
- 3 foot private drainage easement along the east and west property lines.

d. Easement granted by David Whisenant, Trustee, Trustee to North Texas Municipal Water District, recorded in Volume 3378, Page 528, of the Real Property Records of Collin County, Texas.

e. Easement granted by Bryan B. Bush to North Texas Municipal Water District, recorded in Volume 3459, page 277 of Real Property Records of Collin County, Texas.

f. Easement Granted by Elizabeth B. Bush to North Texas Municipal Water District, recorded in Volume 3459, Page 294 of the Real Property of Collin County, Texas.

g. Terms and conditions as set forth in Agreement by and between Bryan B. Bush and David Whisenant, Trustee, recorded in Volume 2616, Page 878, of the Real Property Records of Collin County, Texas.

h. Non-exclusive electric line easement granted by Blue Star Allen, LP and Stacy & Chelsea, LP to Grayson-Collin Electric Cooperative, INC., recorded under Clerk's File 2008001145220, of the Official Public Records of Collin County, Texas.

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	WATER VAULT
	FIRE HYDRANT
	SANITARY SEWER MAN HOLE
	ELECTRIC VAULT
	CABLE VAULT
	TRAFFIC SIGNAL VAULT
	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGN
	STORM MAN HOLE
	LIGHT POLE
	POWER POLE
	BENCH MARK
	CONTROL MONUMENT
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	

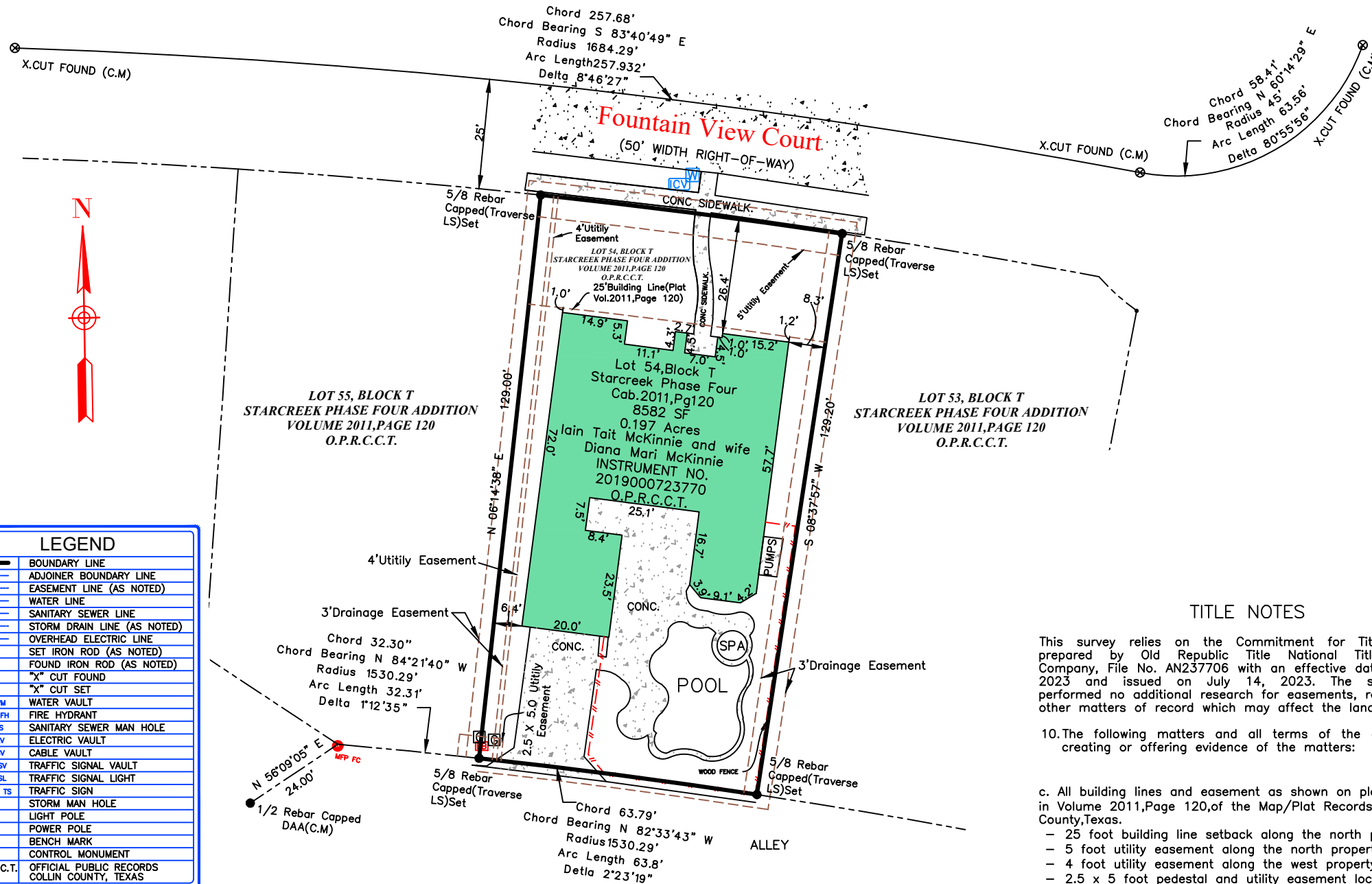
30 15 0 30
SCALE IN FEET



GENERAL NOTES

- Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00015271.
- The Subject Property is not shown on the National Flood Insurance Program flood insurance rate map for Collin County as shown in map no. 48085C0265J with an effective date of June 2, 2009.
- All Flood Zones shown hereon are approximate and not located on the ground.

NO.	DATE	DESCRIPTION	BY



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: 7/21/26 GF No. _____
Declarant: Kristina Hoots Thomas and Steven Thomas
Description of Property: Lot 54, Block T, STARCREEK PHASE 4
County Collin, Texas
Date of Survey: August 1, 2023

"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>Kristina Hoots Thomas</u> . My date of birth is <u>08/22/1967</u> . and my address is <u>1032 Boardwalk Rd</u> <u>Allen TX 75013</u> . I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Collin</u> County, State of <u>Texas</u> , on the <u>21</u> day of <u>July</u> , <u>2026</u> . Signed: <u>[Signature]</u> Declarant	My name is <u>STEVEN DORSEY THOMAS</u> . My date of birth is <u>08/25/1954</u> . and my address is <u>1032 Boardwalk Rd</u> <u>Allen TX 75013</u> . I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Collin</u> County, State of <u>TEXAS</u> , on the <u>21</u> day of <u>July</u> , <u>2026</u> . Signed: <u>[Signature]</u> Declarant
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