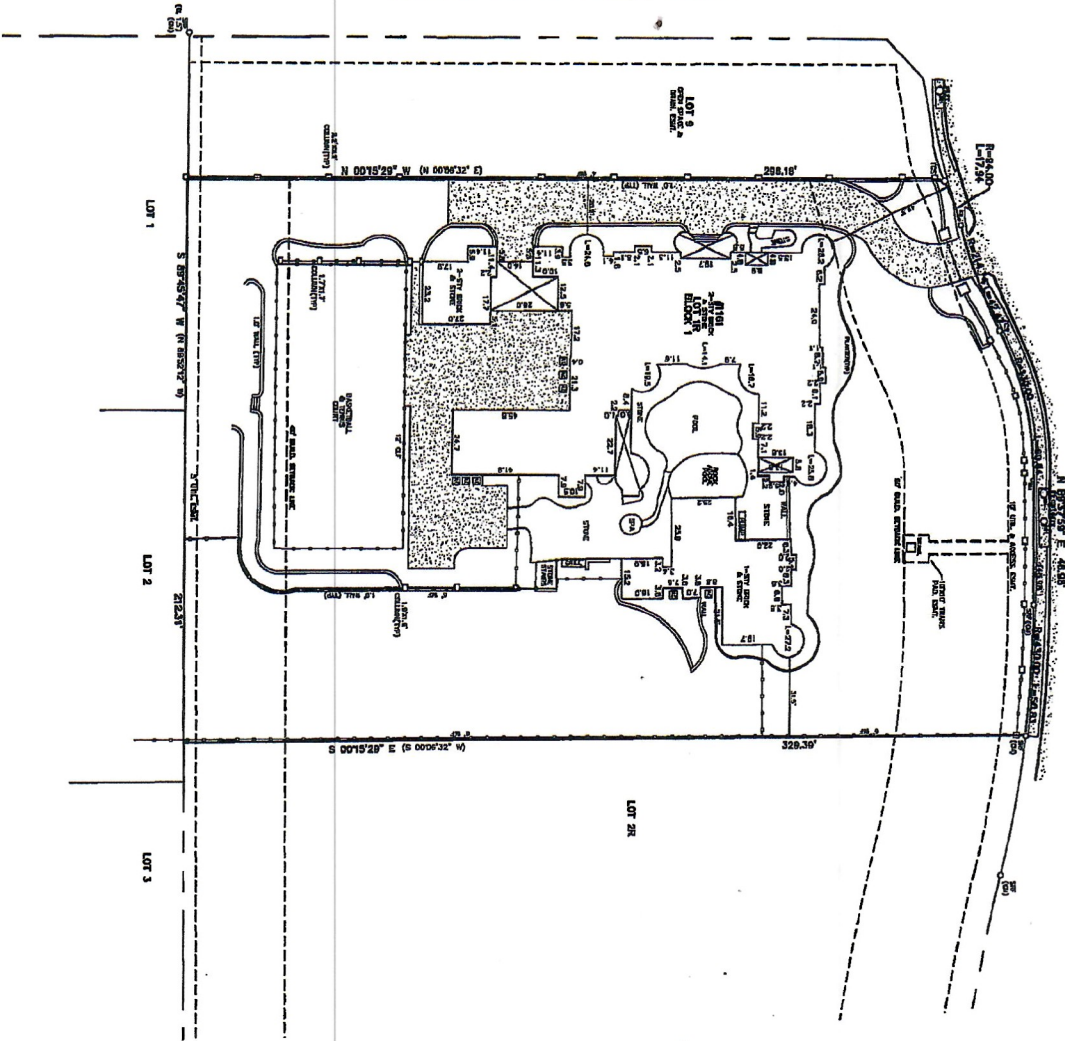


NORTH PEYTONVILLE AVENUE

LA MIRADA COURT



DESCRIPTION OF PROPERTY SURVEYED
 Lot 1R, Block 1, La Mirada, an addition to the City of Southlake, Tarrant County, Texas according to the plat thereof recorded in instrument D210120921 of the Deed Records of Tarrant County, Texas.

NOTES

1. Bearings shown herein are based on NAD83(CORS98, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4205) using the Geosack Geosack RTK GPS Network.
2. The following items are from Schedule B, Commitment for Title Insurance, Fidelity National Title Insurance Company, GE No. FT12-9123134383, Issued May 3, 2013.
- 10a. A forty foot building line along the rear property line as set out on plat recorded in instrument D210120921 of the Deed Records of Tarrant County, Texas.
- 10f. A fifty foot building line along the front property line as set out on plat recorded in instrument D210120921 of the Deed Records of Tarrant County, Texas.

10b. The following easements set out on plat recorded in instrument D210120921 of the Deed Records of Tarrant County, Texas.

- A ten foot access and utility easement along the front property line
- A five foot access and utility easement along the rear property line
- A ten foot by ten foot transformer pad easement in the front property

FLOOD NOTE

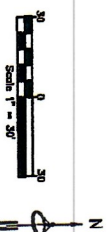
According to the F.I.R.M. #49436C0085K, this property does lie in "Zone X" and does not lie within the 100-year flood zone.

To: Fidelity National Title Insurance Company, Shane Langston and Rebecca Langston
 I hereby certify that this plat represents the results of a survey made on the ground on the 6th day of May 2013.
 Signed 7th day of May, 2013

Shane Langston
 Surveyor
 State of Texas
 No. 123456789

LEGEND

- 1. 10' FLOOD ZONE
- 2. 5' FLOOD ZONE
- 3. 1' FLOOD ZONE
- 4. 0' FLOOD ZONE
- 5. 10' FLOOD ZONE
- 6. 5' FLOOD ZONE
- 7. 1' FLOOD ZONE
- 8. 0' FLOOD ZONE
- 9. 10' FLOOD ZONE
- 10. 5' FLOOD ZONE
- 11. 1' FLOOD ZONE
- 12. 0' FLOOD ZONE
- 13. 10' FLOOD ZONE
- 14. 5' FLOOD ZONE
- 15. 1' FLOOD ZONE
- 16. 0' FLOOD ZONE
- 17. 10' FLOOD ZONE
- 18. 5' FLOOD ZONE
- 19. 1' FLOOD ZONE
- 20. 0' FLOOD ZONE



LAND TITLE SURVEY
 OF
LOT 1R, BLOCK 1
LA MIRADA

KNOWN AS COURT
 1161 LA MIRADA COURT
 SOUTH LAKES, TEXAS 76083
 AND BEING SITUATED IN THE
 THOMAS REED SURVEY ABSTRACT No. 72
 TARRANT COUNTY, TEXAS

LETTLE, ORT ASSOCIATES, LLC
 1161 LA MIRADA COURT
 SOUTH LAKES, TEXAS 76083
 P.O. BOX 400, TEL: 972-485-4627 FAX: 972-485-4627
 WWW.LETTLEORTASSOCIATES.COM
 DRAWING TNS0501003.dwg

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: November 13, 2025

GF No. _____

Declarant: Castle of Dreams (Alan Pariser, Sonda Pariser)Description of Property: 1161 La Mirada Court, Southlake, TX 76092County TARRANT, TexasDate of Survey: May 7, 2013

"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:

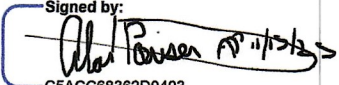
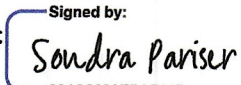
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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, decks, 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, replatting, 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):

Extended driveway at front of property and added patio next to sports/tennis court.

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>Alan Pariser</u>. My date of birth is <u>July 6, 1975</u>. and my address is <u>1161 La Mirada Court, Southlake, Texas 76092.</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Tarrant</u> County, State of <u>Texas</u>, on the <u>13th</u> day of <u>November</u>, <u>2025</u>. Signed:  <u>Alan Pariser</u> C5ACC68362D0403... Declarant	My name is <u>Sondra Pariser</u>. My date of birth is <u>October 10, 1970</u>. and my address is <u>1161 La Mirada Court, Southlake, Texas 76092.</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Tarrant</u> County, State of <u>Texas</u>, on the <u>13th</u> day of <u>November</u>, <u>2025</u>. Signed:  <u>Sondra Pariser</u> 684C2629FBA744B... Declarant
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