

LA MIRADA COURT
(4TH FLOOR - 5th FLOOR)



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.

1. Bearings shown hereon are based on NAD83/CORRS94, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geosynch, Geovet, RTK, GPS Network.
2. The following items are from Schedule B, Commitment for Title Insurance, Fidelity National Title Insurance Company, GF No. FT-23-91231343839, issued May 3, 2013.

10e. 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

According to the F.I.R.M. #48438C0085K 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



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

KNOWN AS
1161 LA MIRADA COURT
SOUTHLAKE, TX 76092
AND BEING SITUATED IN THE
THOMAS BEEDEY SURVEY, ABSTRACT No. 72
TARRANT COUNTY, TEXAS

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DRAWING: TM 5051003.dwg

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

Date: March 7, 2023

GF No. _____

Name of Affiant(s): ALAN PARISER AND SONDR A PARISER

Address of Affiant: 1161 LA MIRADA CT, SOUTHLAKE, TX 76092

Description of Property: 1161 LA MIRADA CT, SOUTHLAKE, TX 76092

County TARRANT, 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 TX, 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."):

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 August 27, 2021 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.

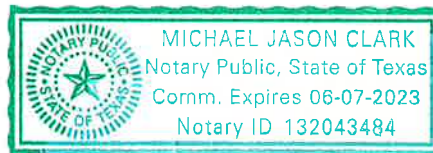
EXCEPT for the following (If None, Insert "None" Below):

Extended driveway @ front of property. Added patio next to tennis court.

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.

March 7, 2023
Sandra Pariser



SWORN AND SUBSCRIBED this 7th day of March, 2023

Michael J. Clark
Notary Public