

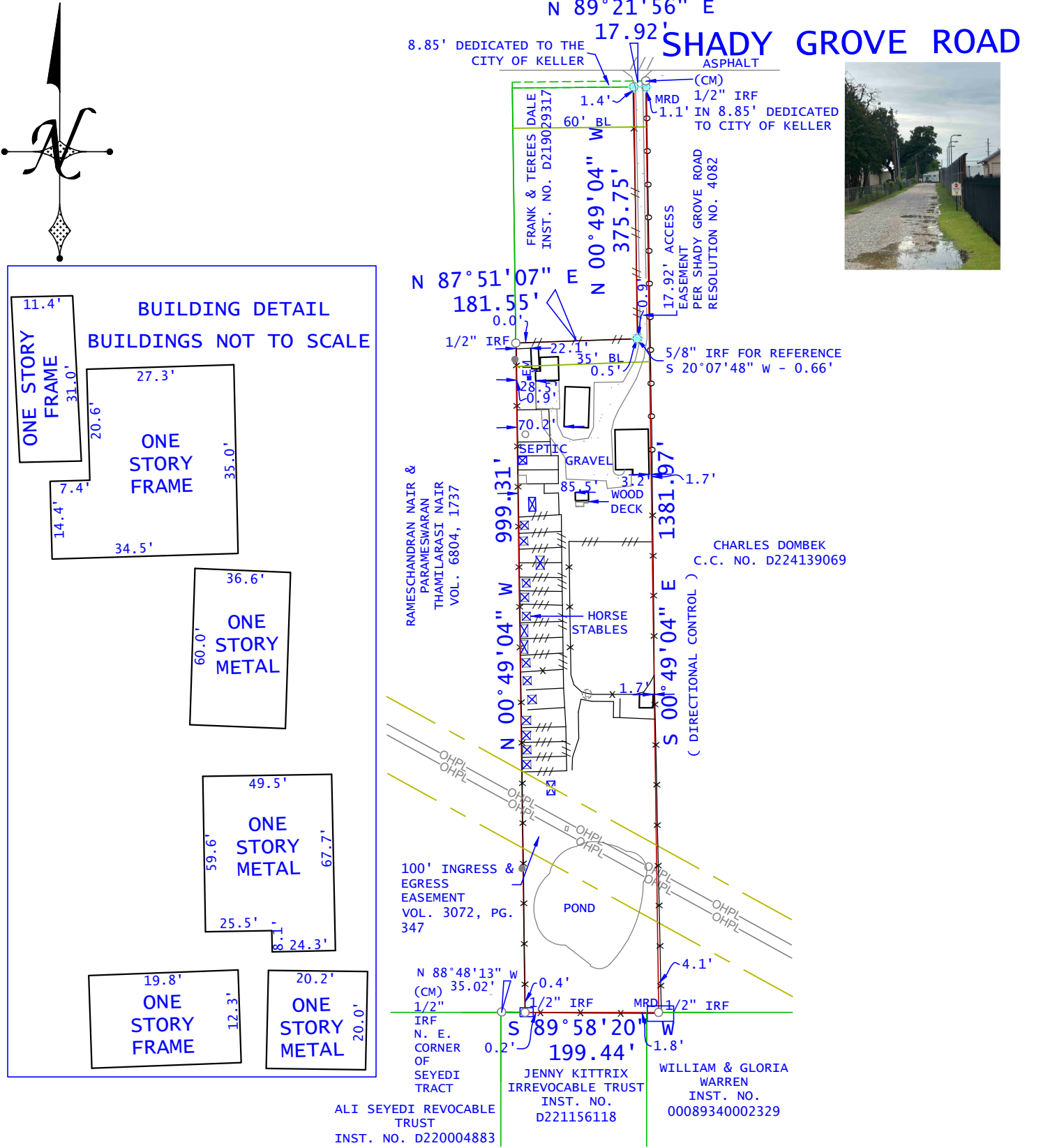
519 East I-30 #145
Rockwall, Texas 75087

FINAL SURVEY



Brian S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 7224 SHADY GROVE ROAD, in the City of KELLER, TARRANT County, Texas.

BEING LOT 8R2, BLOCK A SHADY GROVE ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D219027524 OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easement.

TITLE AND ABSTRACTING WORK FURNISHED BY Back-A-Bit Holdings

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'

Date: 06/11/2025

G. F. No.: 202505091

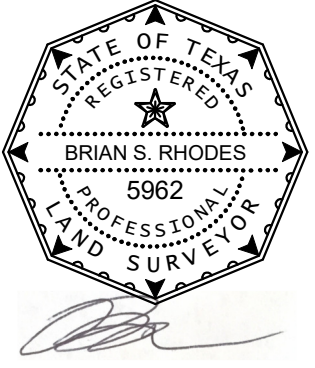
Job no.: 109623

Drawn by: JSR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

Back-A-Bit Holdings

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	
EASEMENT/SETBACK	
CM - CONTROLLING MONUMENT	
MRD - MONUMENT OF RECORD DIGNITY	
POINT FOR CORNER	
1/2" YELLOW-CAPPED IRON ROD SET STAMPED "BURNS SURVEYING"	
X-CUT FOUND OR SET (AS NOTED)	
FENCE POST FOR CORNER	
MONUMENT FOUND	EM - ELECTRIC METER
CABLE	E - ELECTRIC
CLEAN OUT	PE - POOL EQUIP
GAS METER	P - POWER POLE
FIRE HYDRANT	T - TELEPHONE
LIGHT POLE	W - WATER METER
MANHOLE	V - WATER VALVE
(UNLESS OTHERWISE NOTED)	



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: 6/17/2025 GF No. _____
 Declarant: Back-A-Bit Holdings LLC
 Description of Property: SHADY GROVE ESTATES BLOCK A LOT 8R2
 County Tarrant, Texas
 Date of Survey: 6/11/2025

"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:

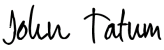

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I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

<p>My name is <u>John Tatum</u> . My date of birth is <u>2/4/75</u> . and my address is <u>1354 Melody Ln</u> <u>keller TX 76262</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Tarrant</u> County, State of <u>Texas</u> , on the <u>17</u> day of <u>June</u> , 2025 .</p> <p>Signed: Signed by:  5383EFE878E24BA...</p> <p>Declarant</p>	<p>My name is <u>Ashley Bostrom Tatum</u> . My date of birth is <u>07-24-1982</u> . and my address is <u>1354 melody lane</u> <u>keller TX 76262</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Tarrant</u> County, State of <u>Texas</u> , on the <u>16</u> day of <u>June</u> , 2025 .</p> <p>Signed: DocuSigned by:  C596BE287B91408...</p> <p>Declarant</p>
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