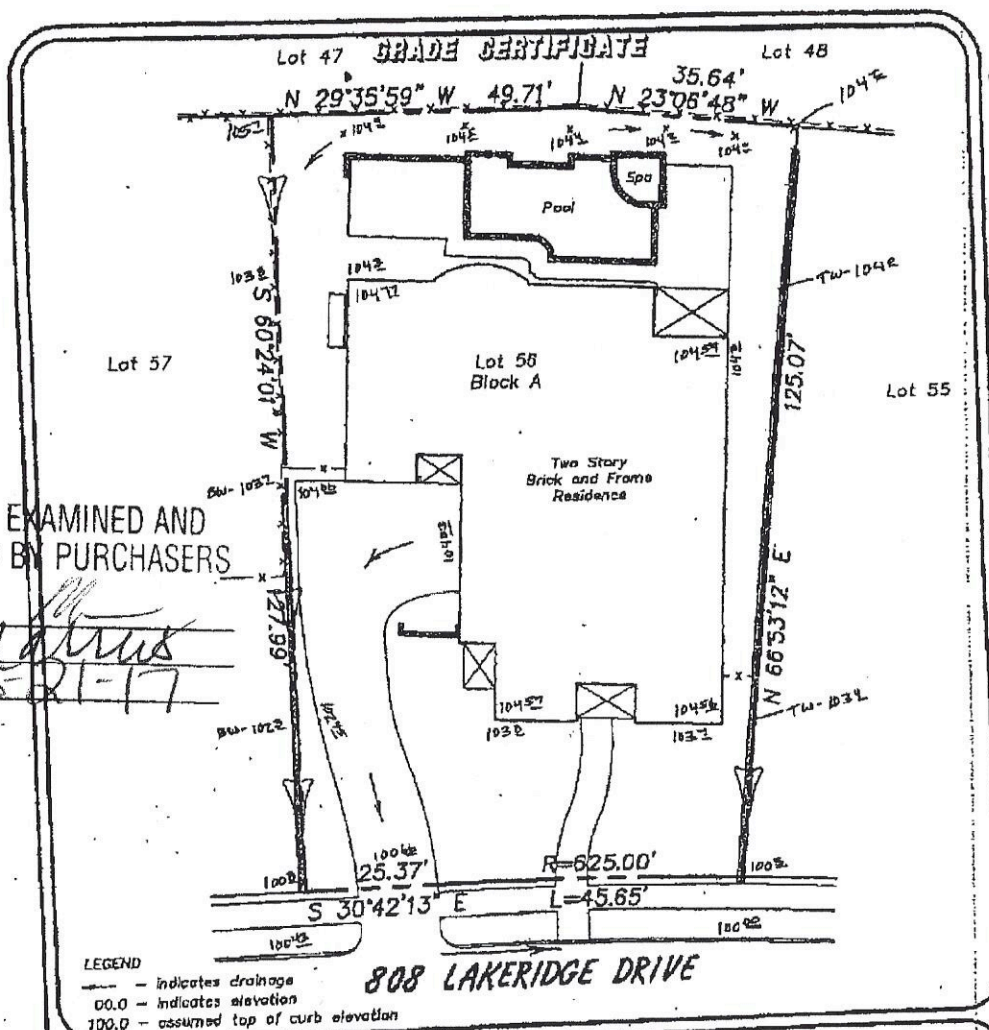


SURVEY EXAMINED AND  
ACCEPTED BY PURCHASERS

DATE: 8-21-17



LEGEND  
- Indicates drainage  
00.0 - Indicates elevation  
100.0 - assumed top of curb elevation

#### PROPERTY DESCRIPTION

Lot 58, Block A of The Retreat at Hidden Lakes, Phase III, an addition to the City of Keller, Tarrant County, Texas according to the plat of record.

I, the undersigned, hereby certify that the elevations and drainage pattern shown hereon were developed from a survey of the above described property, performed on the date shown, and accurately and truly depict the elevations as they existed on the date of the survey. The relative elevations as depicted hereon are correct to the nearest 1/10 of a foot. The elevations depicted hereon may change subsequent to the date hereof, due to the subsidence or upheaval of the soil, addition or removal of soil by acts of man, erosion by wind or water or other factors. Therefore, this survey may not accurately depict the elevation and drainage pattern of the above described property after the date of the survey.



Richard C. Maki  
Registered Professional  
Land Surveyor No. 4587

Date: 9/5/06

The elevations and drainage pattern shown above are the Registered Professional Land Surveyors certified findings of the finished ground grades around the residence on the date shown. The homeowner must maintain these elevations and grades to properly drain the water away from the residence. The builder of the residence will not be responsible for any damage to the residence caused by altering the final drainage grades.

In addition, the Homeowners Warranty on the residence provided by the builder will not cover structural damage caused as a result of changes made in the finish drainage grades. Therefore, it is the responsibility of the owner to maintain the grades as set by the builder and as certified herein by the surveyor.

BY:

Purchaser  
Date: 9/25/06

MAKI AND ASSOCIATES, INC.  
P.O. BOX 14293, ARLINGTON, TEXAS 76094-1293

SURVEY REVIEWED  
AND ACCEPTED  
DATE: 8-21-17

*[Signature]*

**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: 7/21/2025 GF No. \_\_\_\_\_  
Declarant: Kevin and Stephanie Marrus  
Description of Property: RETREAT AT HIDDEN LAKES, THE BLOCK A LOT 56  
County Tarrant, Texas  
Date of Survey: 9/6/2006

"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, 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>Stephanie Marnus</u> My date of birth is <u>5/14/73</u> and my address is <u>808 Lakeridge Dr</u> <u>Keller, TX 76248</u> 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>21</u> day of <u>July</u>, <u>2025</u> Signed: <u>[Signature]</u> Declarant</p>	<p>My name is <u>Kevin Marnus</u> My date of birth is <u>6/24/70</u> and my address is <u>808 Lakeridge Dr</u> <u>Keller, TX 76248</u> 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>21</u> day of <u>July</u>, <u>2025</u> Signed: <u>[Signature]</u> Declarant</p>
--	--