

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: April 23, 2026 GF No. _____
Declarant: Marlise Marie Eckhout
Description of Property: Lot 1, Block 1544-M, Stonegate Addition Unit #1
County Smith, Texas
Date of Survey: September 10, 2008

"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.

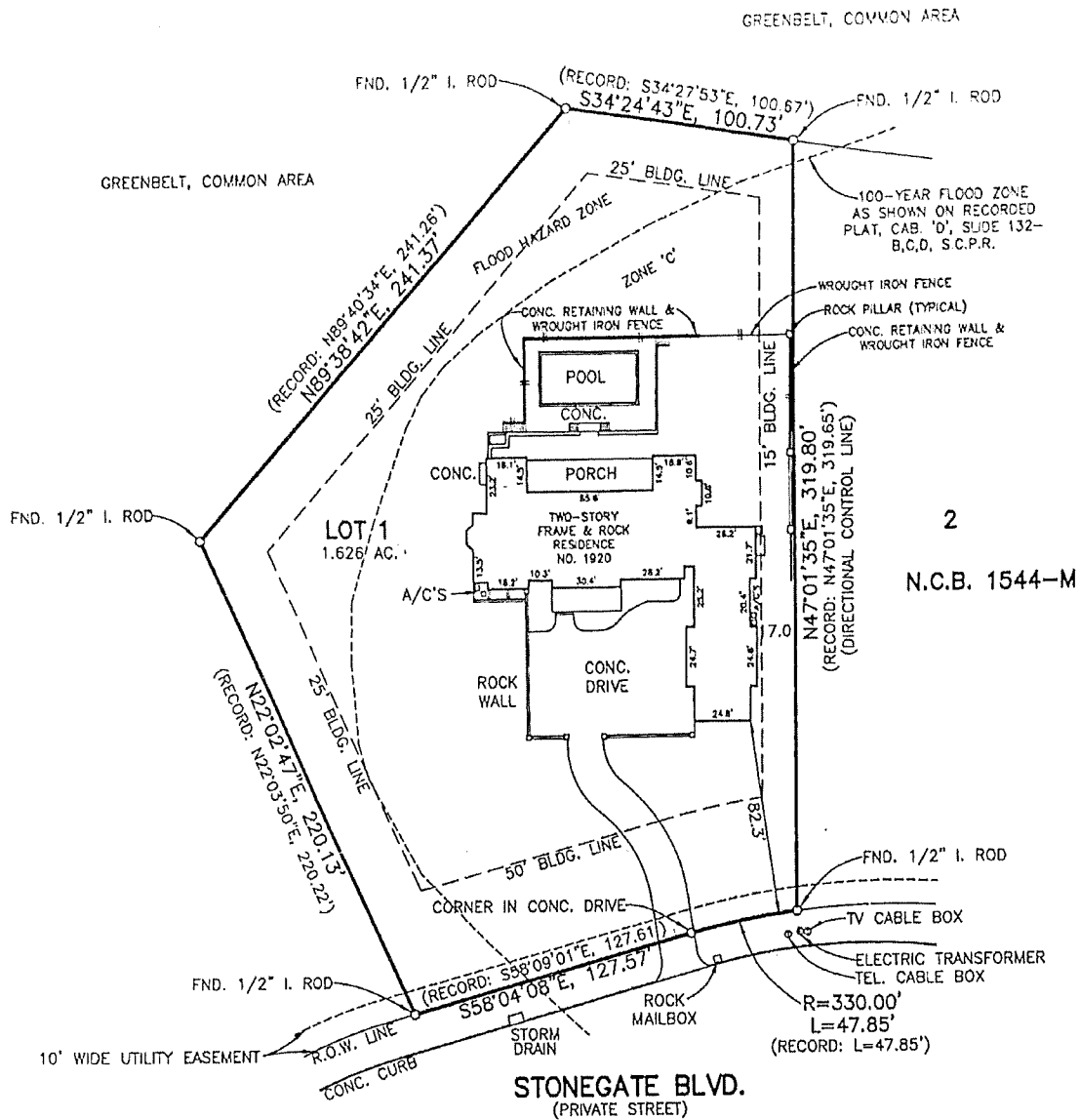
EXCEPT for the following (If None, Insert "None" Below):

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.

My name is <u>Marlise Marie Eckhout</u>. My date of birth is _____. and my address is <u>1920 Stonegate Blvd.</u> <u>Tyler, TX 75703</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Smith</u> County, State of <u>Texas</u>, on the <u>6th</u> day of <u>May</u>, <u>2026</u>. Signed:  _____ Declarant	My name is _____. My date of birth is _____. and my address is _____. _____ I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the ____ day of _____, ____. Signed: _____ _____ Declarant
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PLAT OF RESIDENTIAL LOT SURVEY

I hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision of property located at 1920 Stonegate Blvd., Tyler, Smith County, Texas, and being further described as follows:

Being all of Lot 1, New City Block 1544-M, STONEGATE ADDITION UNIT ONE, in the City of Tyler, according to the final plat thereof recorded in Cabinet 'D', Slides 132-B, C & D, of the Plat Records of Smith County, Texas.

All improvements are situated within the boundaries of the property surveyed and there are no visible or apparent encroachments, protrusions, or conflicts, except as shown. All easements and/or building setback lines are shown as per recorded plat, and Deed Restrictions recorded in Vol. 6354, Pg. 256, S.C.D.R.

NATIONAL FLOOD INSURANCE RATE MAP ZONE 'C' - per the FEMA Map, this property is not in a Flood Hazard Zone (Community Panel No. 481185 0270 B). Per the recorded subdivision plat in Cab. 'D', Slides 132-B, C & D, S.C.P.R., a portion of the property surveyed is situated in the 100-Year Flood Zone. The dwelling is not in the 100-Year Flood Zone.

(BORROWER: Gifford V. Eckhout, Jr., et ux Marlise Marie Eckhout)
GF NO. 2084495

Robert Matush - R.P.L.S. 3683
JOB NO. 08-513 10 September 2008 Scale: 1"=50'

