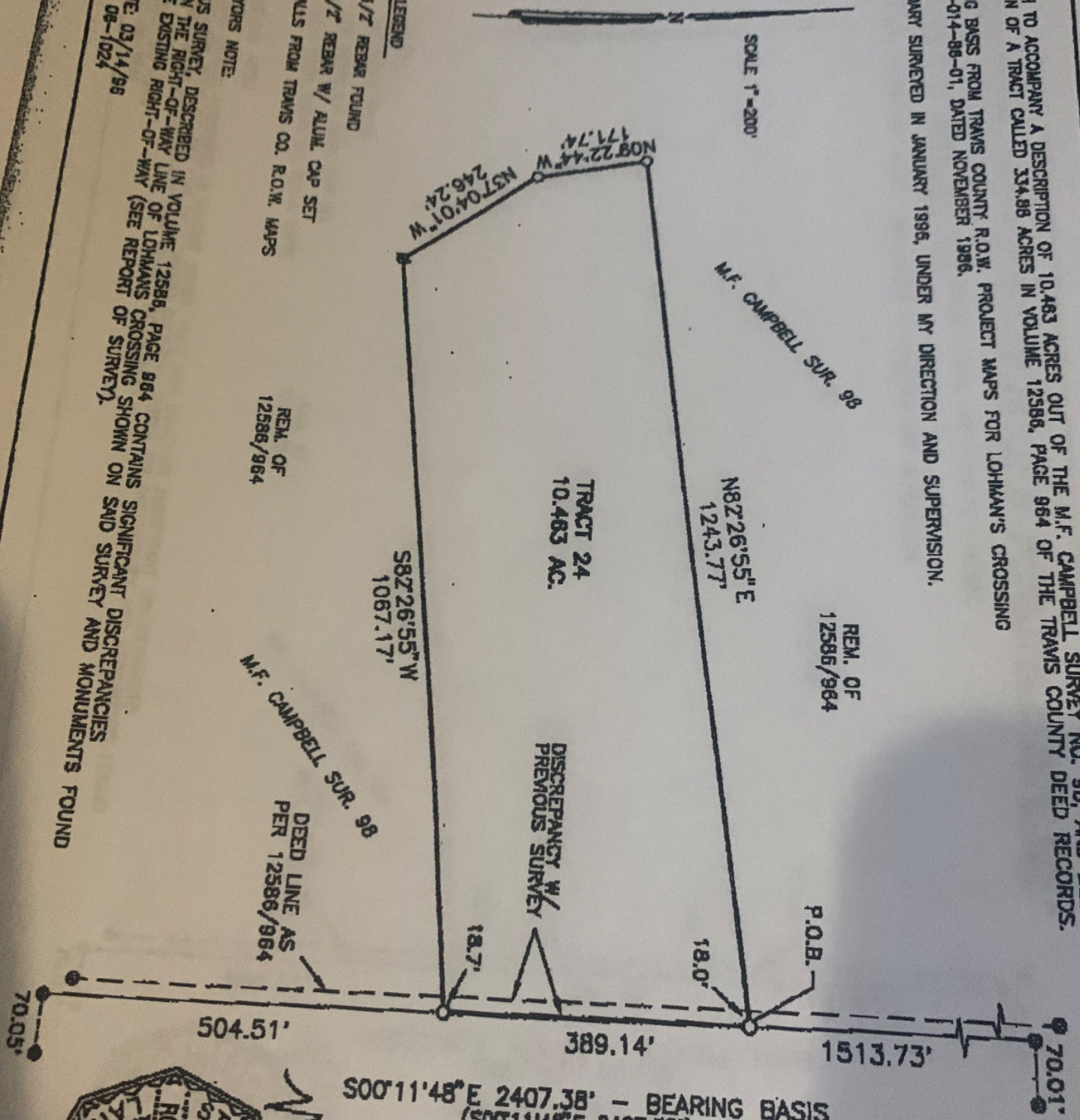


SKETCH TO ACCOMPANY A DESCRIPTION OF 10.463 ACRES OUT OF THE M.F. CAMPBELL SURVEY NO. 98, AND BEING A PORTION OF A TRACT CALLED 334.86 ACRES IN VOLUME 12586, PAGE 964 OF THE TRAVIS COUNTY DEED RECORDS. BEARING BASIS FROM TRAVIS COUNTY R.O.W. PROJECT MAPS FOR LOHMAN'S CROSSING CIP 2-014-86-01, DATED NOVEMBER 1986. BOUNDARY SURVEYED IN JANUARY 1986, UNDER MY DIRECTION AND SUPERVISION.

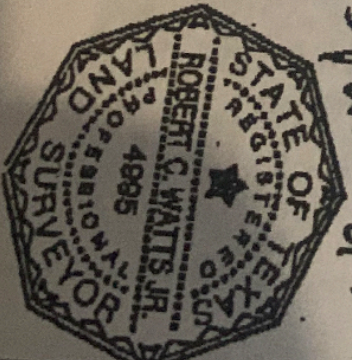
LEGEND
● 1/2 REBAR FOUND
○ 1/2 REBAR W/ ALUM. CAP SET
() CALLS FROM TRAVIS CO. R.O.W. MAPS

SURVEYORS NOTE:
PREVIOUS SURVEY, DESCRIBED IN VOLUME 12586, PAGE 964 CONTAINS SIGNIFICANT DISCREPANCIES BETWEEN THE RIGHT-OF-WAY LINE OF LOHMAN'S CROSSING SHOWN ON SAID SURVEY AND MONUMENTS FOUND FOR THE EXISTING RIGHT-OF-WAY (SEE REPORT OF SURVEY).
PLOT DATE: 03/14/98
DRAWING: 08-1024



504.51' 389.14' 1513.73' 70.01' 70.05'

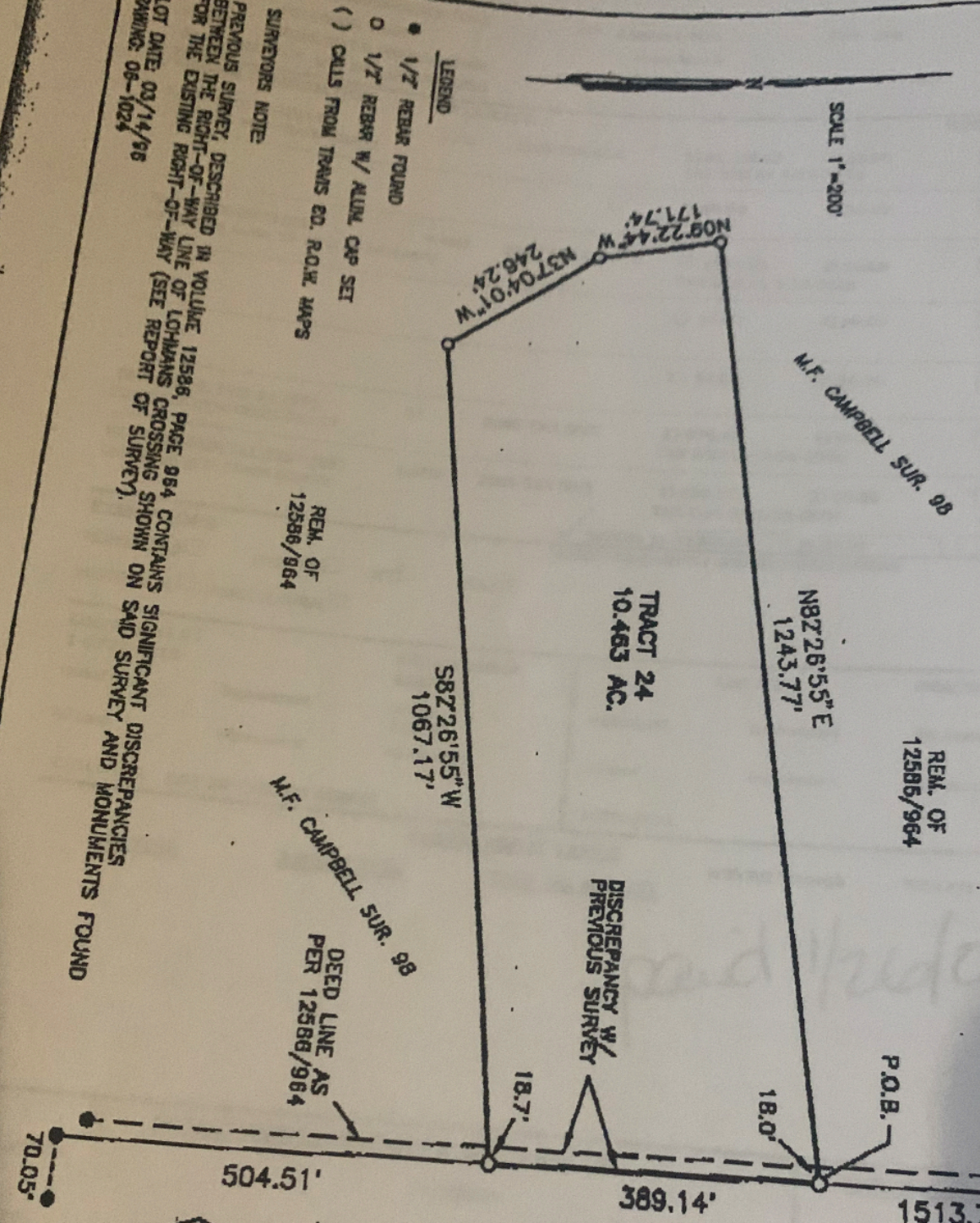
500°11'48"E 2407.38' - BEARING BASIS
(500°11'48"E 2407.38')
LOHMAN'S FORD ROAD
(70' R.O.W.)



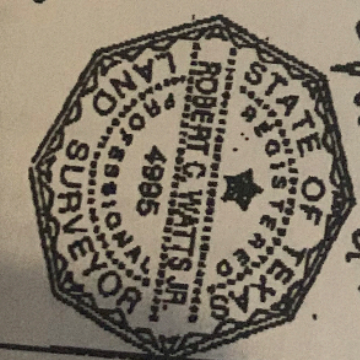
Robert Watts
4-20-98

Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF 10.463 ACRES OUT OF THE M.F. CAMPBELL SURVEY NO. 98, AND BEING A PORTION OF A TRACT CALLED 534.88 ACRES IN VOLUME 12586, PAGE 964 OF THE TRAVIS COUNTY DEED RECORDS. BEARING BASIS FROM TRAVIS COUNTY R.O.W. PROJECT MAPS FOR LOHMAN'S CROSSING CIP 2-014-98-01, DATED NOVEMBER 1988. BOUNDARY SURVEYED IN JANUARY 1998, UNDER MY DIRECTION AND SUPERVISION.



LEGEND
● 1/2 REBAR FOUND
○ 1/2 REBAR W/ ALIGN. CAP SET
() CALLS FROM TRAVIS CO. R.O.W. MAPS
SURVEYORS NOTE:
PREVIOUS SURVEY, DESCRIBED IN VOLUME 12586, PAGE 964 CONTAINS SIGNIFICANT DISCREPANCIES BETWEEN THE RIGHT-OF-WAY LINE OF LOHMAN'S CROSSING SHOWN ON SAID SURVEY AND MONUMENTS FOUND FOR THE EXISTING RIGHT-OF-WAY (SEE REPORT OF SURVEY).
PLOT DATE: 03/14/98
DRAWING: 06-1024



Robert Watts
4-20-98

Chaparral

500°11'48" E 2407.38' - BEARING BASIS
(500°11'48" E 2407.38')
LOHMAN'S FORD ROAD
(70' R.O.W.)

70.05' 504.51' 389.14' 1513.73' 70.01'

Chaparral

EXHIBIT "A"

**Professional Land Surveying
& Digital Mapping**

Office: 512-476-7103
Fax: 512-476-7105
510 South Congress Ave.
Suite 110
Austin, Texas 78704

Page 1 of 2

Tract 24
Rancho Clelo

A DESCRIPTION OF 10.463 ACRES OF LAND OUT OF THE M.F. CAMPBELL SURVEY NO. 98, BEING A PORTION OF A TRACT CALLED 334.88 ACRES IN VOLUME 12586, PAGE 964 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.463 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with an aluminum cap set in the west right-of-way line of Lohman's Ford (70' right-of-way), from which a 1/2" rebar found at a point of curvature in said right-of-way bears North 00°11'48" West, 1513.73 feet;

THENCE South 00°11'48" East (bearing basis of this tract) with the north right-of-way line of Boggy Ford Road, a distance of 389.14 feet to a 1/2" rebar with an aluminum cap set;

THENCE crossing the 334.88 acre tract, the following four (4) courses:

1. South 82°26'55" West, a distance of 1067.17 feet to a 1/2" rebar with an aluminum cap set;
2. North 37°04'01" West, a distance of 246.24 feet to a 1/2" rebar with an aluminum cap set;
3. North 09°22'44" West, a distance of 171.74 feet to a 1/2" rebar with an aluminum cap set;
4. North 82°26'55" East, a distance of 1243.77 feet to THE POINT OF BEGINNING, containing 10.463 acres of land, more or less.

Surveyed on the ground in January, 1996, under my direction and supervision. Bearing Basis is the west line of Lohman's Crossing as shown on Travis County right-of-way maps for CIP Project 2-014-86-01, dated November 1986.

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

Date: 06/12/2021 GF No. _____

Name of Affiant(s): Ying Chan and Brenda Drage-Chan

Address of Affiant: 4704 Comanche, Lago Vista, TX 78645

Description of Property: 5006 Lohman Ford Rd, Lago Vista, TX 78645

County Travis, Texas

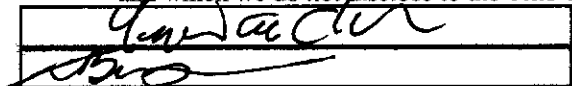
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, 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 April 1996 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:): Perimeter and cross fencing, septic and well.

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.



SWORN AND SUBSCRIBED this 18 day of JUNE, 2021.



Notary Public
(TXR 1907) 02-01-2010





INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 5006 Lohman Ford Rd, Lago Vista, TX 78645

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____

_____ Unknown
- (4) Installer: _____ Unknown
- (5) Approximate Age: _____ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? Yes No


C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

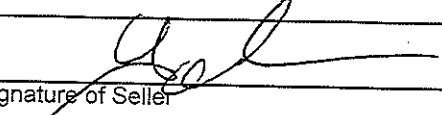
- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.


<u>Facility</u>	<u>Usage (gal/day) without water-saving devices</u>	<u>Usage (gal/day) with water-saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

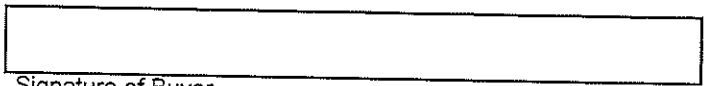
This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

 3/11/21
 Signature of Seller Date

 3/11/21
 Signature of Seller Date

Receipt acknowledged by:


 Signature of Buyer Date


 Signature of Buyer Date