



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 6600 WEST STATE HIGHWAY 71, LLAJO, TX 78643

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
 AEROBIC FOR MAIN HOUSE & SEPTIC TANK FOR LODGE
- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ Unknown
- MAIN HOUSE AEROBIC SPRINKLER SYSTEM IN BACKYARD ORCHARD
- LODGE SEPTIC FIELD IN FRONT YARD OF LODGE
- (4) Installer: IVEY SEPTIC Unknown
- (5) Approximate Age: INSTALLED 2001 (MAIN HOUSE), NEW PUMP/COMPRESSOR '25 Unknown
NEW SPRINKLER HEADS '24

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: IVEY SEPTIC
 Phone: 325 423 0620 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? '25
- (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.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller [Signature], [Signature]

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SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 6600 WEST STATE HIGHWAY 71, LLAWO, TX 78643

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller X is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

| Item | Y | N | U |
|----------------------------|---|---|---|
| Cable TV Wiring | X | | |
| Carbon Monoxide Det. | X | | |
| Ceiling Fans | X | | |
| Cooktop | X | | |
| Dishwasher <u>x 2</u> | X | | |
| Disposal | X | | |
| Emergency Escape Ladder(s) | | X | |
| Exhaust Fans | X | | |
| Fences | X | | |
| Fire Detection Equip. | X | | |
| French Drain | X | | |
| Gas Fixtures | X | | |
| Liquid Propane Gas: | X | | |
| -LP Community (Captive) | | X | |
| -LP on Property | X | | |

| Item | Y | N | U |
|------------------------------------|---|---|---|
| Natural Gas Lines | | X | |
| Fuel Gas Piping: | | X | |
| -Black Iron Pipe | | | X |
| -Copper | | | X |
| -Corrugated Stainless Steel Tubing | | | X |
| Hot Tub | X | | |
| Intercom System | | X | |
| Microwave | X | | |
| Outdoor Grill | X | | |
| Patio/Decking | X | | |
| Plumbing System | X | | |
| Pool | X | | |
| Pool Equipment | X | | |
| Pool Maint. Accessories | X | | |
| Pool Heater | X | | |

| Item | Y | N | U |
|---------------------------------------|---|---|---|
| Pump: <u>X</u> sump <u> </u> grinder | X | | |
| Rain Gutters | X | | |
| Range/Stove | X | | |
| Roof/Attic Vents | X | | |
| Sauna | | X | |
| Smoke Detector | X | | |
| Smoke Detector - Hearing Impaired | | X | |
| Spa | | X | |
| Trash Compactor | | X | |
| TV Antenna | | X | |
| Washer/Dryer Hookup | X | | |
| Window Screens | X | | |
| Public Sewer System | | X | |

| Item | Y | N | U | Additional Information |
|---------------------------|---|---|---|--|
| Central A/C | X | | | electric gas number of units: <u> </u> |
| Evaporative Coolers | | X | | number of units: <u> </u> |
| Wall/Window AC Units | | X | | number of units: <u> </u> |
| Attic Fan(s) | | X | | if yes, describe: <u> </u> |
| Central Heat | X | | | electric gas number of units: <u> </u> |
| Other Heat | | X | | if yes, describe: <u> </u> |
| Oven | X | | | number of ovens: <u> </u> electric gas other: <u> </u> |
| Fireplace & Chimney | X | | | wood gas logs <u>X</u> mock other: <u> </u> |
| Carpport | X | | | attached <u>X</u> not attached |
| Garage | X | | | attached <u>X</u> not attached |
| Garage Door Openers | X | | | number of units: <u>2</u> number of remotes: <u>2</u> |
| Satellite Dish & Controls | X | | | owned <u>X</u> leased from: <u>DIRECT TV</u> |
| Security System | X | | | <u>X</u> owned leased from: <u>RING CAMERAS</u> |

(TXR-1406) 07-10-23

Initialed by: Buyer: and Seller: (M) HSD

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| | | | | |
|---------------------------------|-------------------------------------|-------------------------------------|--|--|
| Solar Panels | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> owned | leased from: <u>GATE CHARGER</u> |
| Water Heater | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> electric | gas other: _____ number of units: <u>2</u> |
| Water Softener | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> owned | leased from: _____ |
| Other Leased Items(s) | <input type="checkbox"/> | <input type="checkbox"/> | if yes, describe: _____ | |
| Underground Lawn Sprinkler | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> automatic | <input type="checkbox"/> manual areas covered <u>FRONT/BACK YARD</u> |
| Septic./ On-Site Sewer Facility | <input checked="" type="checkbox"/> | <input type="checkbox"/> | if yes, attach Information About On-Site Sewer Facility (TXR-1407) | |

Water supply provided by: ___ city well ___ MUD ___ co-op ___ unknown ___ other: _____

Was the Property built before 1978? ___ yes no ___ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: STANDING SEAM Age: 2001 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes no ___ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ___ yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

| Item | Y | N | Item | Y | N | Item | Y | N |
|-------------------------|-------------------------------------|-------------------------------------|----------------------|-------------------------------------|-------------------------------------|-----------------------------|-------------------------------------|-------------------------------------|
| Basement <u>N/A</u> | | | Floors | | <input checked="" type="checkbox"/> | Sidewalks <u>CRACKS</u> | <input checked="" type="checkbox"/> | |
| Ceilings | | <input checked="" type="checkbox"/> | Foundation / Slab(s) | | <input checked="" type="checkbox"/> | Walls / Fences | | <input checked="" type="checkbox"/> |
| Doors | | <input checked="" type="checkbox"/> | Interior Walls | | <input checked="" type="checkbox"/> | Windows <u>FOGGING</u> | <input checked="" type="checkbox"/> | |
| Driveways <u>CRACKS</u> | <input checked="" type="checkbox"/> | | Lighting Fixtures | <input checked="" type="checkbox"/> | | Other Structural Components | | <input checked="" type="checkbox"/> |
| Electrical Systems | | <input checked="" type="checkbox"/> | Plumbing Systems | | <input checked="" type="checkbox"/> | | | |
| Exterior Walls | | <input checked="" type="checkbox"/> | Roof | | <input checked="" type="checkbox"/> | | | |

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

| Condition | Y | N | Condition | Y | N |
|---|-------------------------------------|-------------------------------------|---|-------------------------------------|-------------------------------------|
| Aluminum Wiring | | <input checked="" type="checkbox"/> | Radon Gas | | <input checked="" type="checkbox"/> |
| Asbestos Components | | <input checked="" type="checkbox"/> | Settling | | <input checked="" type="checkbox"/> |
| Diseased Trees: <u>oak wilt</u> | | <input checked="" type="checkbox"/> | Soil Movement | | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property | | <input checked="" type="checkbox"/> | Subsurface Structure or Pits | | <input checked="" type="checkbox"/> |
| Fault Lines | | <input checked="" type="checkbox"/> | Underground Storage Tanks <u>PROPANE</u> | <input checked="" type="checkbox"/> | |
| Hazardous or Toxic Waste | | <input checked="" type="checkbox"/> | Unplatted Easements | | <input checked="" type="checkbox"/> |
| Improper Drainage | | <input checked="" type="checkbox"/> | Unrecorded Easements | | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs <u>QUARRY</u> | <input checked="" type="checkbox"/> | | Urea-formaldehyde Insulation | | <input checked="" type="checkbox"/> |
| Landfill | | <input checked="" type="checkbox"/> | Water Damage Not Due to a Flood Event | | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards | | <input checked="" type="checkbox"/> | Wetlands on Property | | <input checked="" type="checkbox"/> |
| Encroachments onto the Property | | <input checked="" type="checkbox"/> | Wood Rot | | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property | | <input checked="" type="checkbox"/> | Active infestation of termites or other wood destroying insects (WDI) | | <input checked="" type="checkbox"/> |
| Located in Historic District | | <input checked="" type="checkbox"/> | Previous treatment for termites or WDI | | <input checked="" type="checkbox"/> |
| Historic Property Designation | | <input checked="" type="checkbox"/> | Previous termite or WDI damage repaired | | <input checked="" type="checkbox"/> |
| Previous Foundation Repairs | | <input checked="" type="checkbox"/> | Previous Fires | | <input checked="" type="checkbox"/> |

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Initialed by: Buyer: _____ and Seller: [Signature], [Signature]

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Concerning the Property at 6600 WEST STATE HIGHWAY 71, LLANO, TX 78643

| | | | |
|---|---------------------|-------------------------------------|-------------------------------------|
| Previous Roof Repairs | <u>CAVUK # 2025</u> | <input checked="" type="checkbox"/> | |
| Previous Other Structural Repairs | | | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine | | | <input checked="" type="checkbox"/> |

| | | | |
|--|--|--|-------------------------------------|
| Termite or WDI damage needing repair | | | <input checked="" type="checkbox"/> |
| Single Blockable Main Drain in Pool/Hot Tub/Spa* | | | <input checked="" type="checkbox"/> |

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in a flood pool.
- Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

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Initialed by: Buyer: _____, _____ and Seller: [Signature], [Signature]

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"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$ _____ per _____ and are: mandatory voluntary
Any unpaid fees or assessment for the Property? yes (\$ _____) no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? yes no If yes, describe: _____

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

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- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

| Inspection Date | Type | Name of Inspector | No. of Pages |
|-----------------|------|-------------------|--------------|
| | | | |
| | | | |
| | | | |
| | | | |

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled
 Wildlife Management Agricultural Disabled Veteran
 Other: _____ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

[Signature] _____
Signature of Seller Date 7/9/25 Signature of Seller _____ Date _____

Printed Name: S.O. KENNEDY, JR Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

| | |
|--|----------------|
| Electric: <u>CTEC</u> | phone #: _____ |
| Sewer: _____ | phone #: _____ |
| Water: <u>PEARL CREEK WELL REPAIR</u> | phone #: _____ |
| Cable: <u>DIRECT TV</u> | phone #: _____ |
| Trash: <u>PERRY'S GARBAGE</u> | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: _____ | phone #: _____ |
| Propane: <u>HEART OF TEXAS PROPANE</u> | phone #: _____ |
| Internet: <u>VIASAT</u> | phone #: _____ |

(TXR-1406) 07-10-23 Initialed by: Buyer: _____ and Seller: [Signature] 7/80 Page 6 of 7

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(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

| | | | |
|---------------------|------|---------------------|------|
| Signature of Buyer | Date | Signature of Buyer | Date |
| Printed Name: _____ | | Printed Name: _____ | |

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: JULY 9, 2025 GF No. _____
Declarant: STANLEY O. KENNEDY, JR & MAUREEN S. O'BRIEN
Description of Property: 6600 WEST STATE HIGHWAY 71, LLANO TX 78643
County LLANO, Texas
Date of Survey: MARCH 22, 2021

"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):

NEW STEEL BUILDING (KENNELS)
NEW OUTDOOR SHOWERS (CONCRETE PAD)

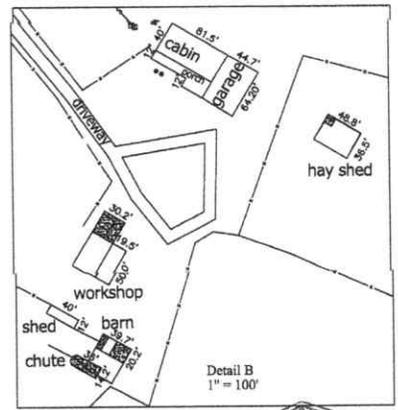
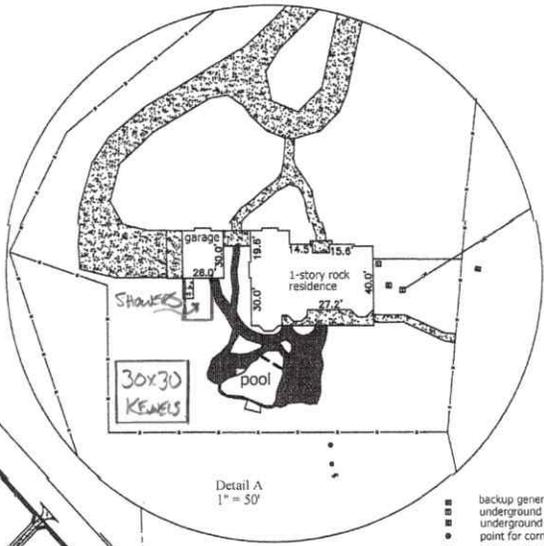
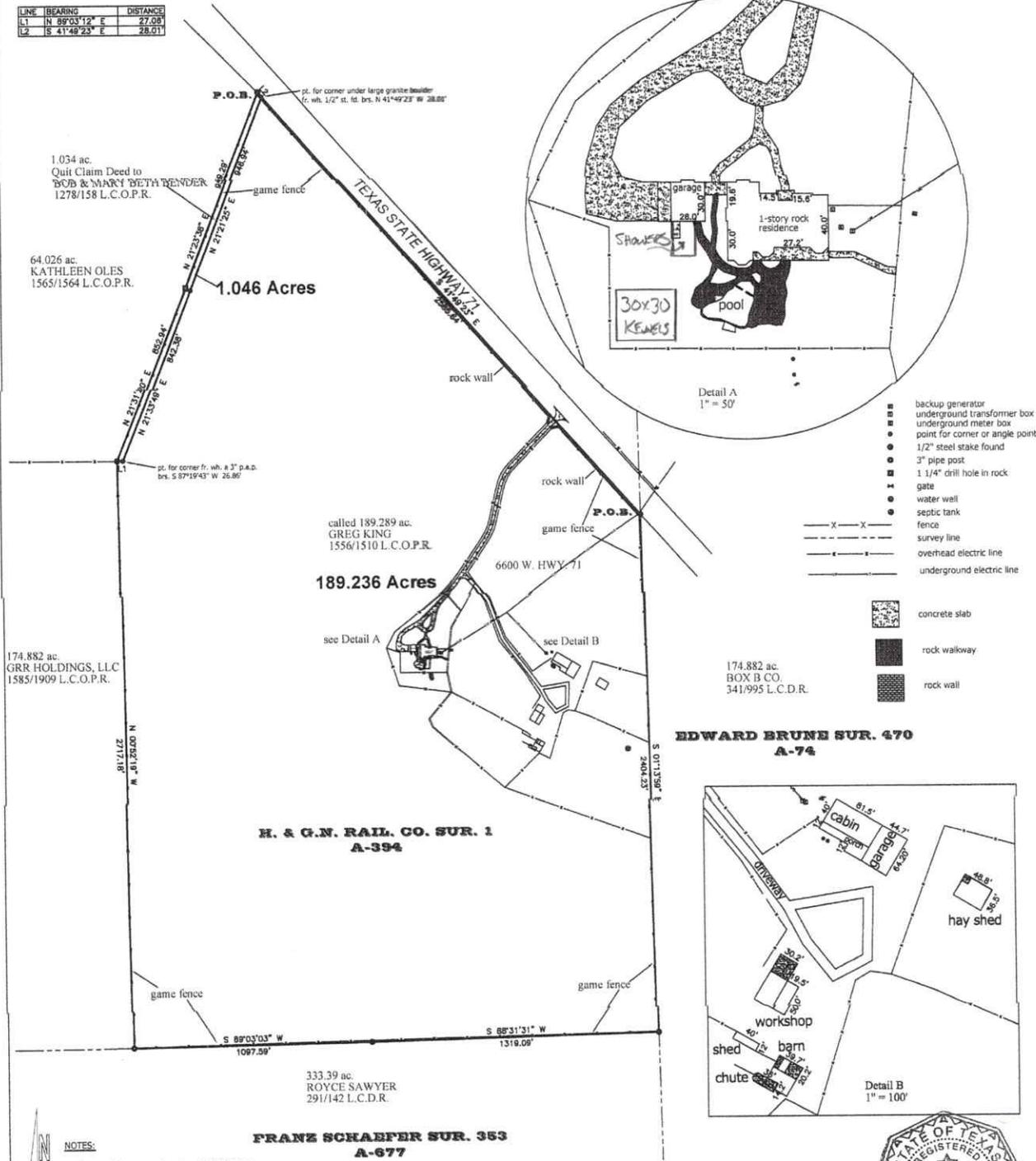
5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does 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>STANLEY O. KENNEDY, JR.</u> My date of birth is _____ and my address is <u>6600 WEST S.H. 71</u> <u>LLANO, TX 78643</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the ____ day of _____, _____.</p> <p>Signed: _____ Declarant</p> | <p>My name is <u>MAUREEN S. O'BRIEN</u> My date of birth is _____ and my address is <u>6600 WEST S.H. 71</u> <u>LLANO, TX 78643</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the ____ day of _____, _____.</p> <p>Signed: _____ Declarant</p> |
|---|--|

**PLAT SHOWING A SURVEY OF 2 TRACTS AND LOCATION OF IMPROVEMENTS IN LLANO COUNTY, TEXAS,
MADE FOR GREG KING**

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 89°03'12" E | 27.08 |
| L2 | S 41°49'29" E | 28.91 |



- backup generator
- underground transformer box
- underground meter box
- point for corner or angle point
- 1/2" steel stake found
- 3" pipe post
- 1 1/4" drill hole in rock
- gate
- water well
- septic tank
- - - fence
- - - survey line
- - - overhead electric line
- - - underground electric line
- concrete slab
- rock walkway
- rock wall

- NOTES:**
- Bearings hereon are based on NAD83, Texas Coordinate System, Central Zone 4203.
 - Per Title WFG National Title Insurance Company Commitment GF No. 2021020635 L-OC, the following items of Schedule B that do apply to this tract are: 10d-10i. 10a-10c are not survey related.
 - The underground electric lines shown hereon were derived from a C.T.E.C. staking sheet, and the undersigned does not certify to the actual location thereof.

I, Kenneth H. Ross, a Registered Professional Land Surveyor, do hereby certify as follows: that I have made a survey on the ground of the property shown hereon, and described on accompanying description; that the survey is correct; that there are no discrepancies or conflicts, shortage or areas, encroachments, protrusions, overlapping of improvements, or visible and apparent utility easements or roads in place except as shown hereon; and that the property has access to and from a dedicated public roadway, unless otherwise shown hereon. The undersigned does not certify to the location of underground electric lines.

Witness my hand and seal this the 22 day of MAR, 2021.
Kenneth H. Ross
 Kenneth H. Ross, R.P.L.S. No. 2012



ROSS LAND SURVEYING
 395 WOOTAN LANE
 LLANO, TEXAS 78643
 Firm Number 10072900
 325-247-3952
 GK0321

**DESCRIPTION OF 189.236 ACRES IN LLANO COUNTY, TEXAS,
MADE FOR GREG KING**

Being 189.236 acres in Llano County, Texas out of the H. & G.N. Railroad Company Survey No. 1, Abstract No. 394, and being the same as that certain tract called 189.289 acres in a deed to Greg King recorded in Volume 1556, Page 1510 of the Llano County Official Public Records.

Beginning at a ½" steel stake found in the south line of Texas State Highway 71, and the approximate common line of the Edward Brune Survey No. 470, Abstract No. 74 and said Survey No. 1 for the N.W. corner of that certain tract described in a deed to Box B Company recorded in Volume 341, Page 995 of the Llano County Deed Records, and the N.E. corner hereof;

Thence along the approximate common line of said Surveys No. 1 and No. 470, the west line of said "Box B" tract, and the east line hereof S 01°13'59" E a distance of 2404.23 feet to a ½" steel stake found for the approximate common corner of the Franz Schaefer Survey No. 353, Abstract No. 677 and said Survey No. 1, the N.E. corner of that certain tract described as 333.39 acres in a deed to Royce Sawyer recorded in Volume 291, Page 142 of said Deed Records, and the S.E. corner hereof;

Thence along the approximate common line of said Surveys No. 1 and No. 353, the north line of said 333.39 acres, and the south line hereof S 88°31'31" W a distance of 1319.09 feet to a ½" steel stake found, and S 89°03'03" W a distance of 1097.59 feet to a 3" pipe "T" corner post, fence bears west, for the S.E. corner of that certain tract described as 174.882 acres in a deed to GRR Holdings, LLC, recorded in Volume 1585, Page 1909 of said Official Public Records, and the S.W. corner hereof;

Thence along the east line of said 174.882 acres, and the west line hereof N 00°52'19" W a distance of 2717.18 feet to a ½" steel stake found for the S.E. corner of that certain tract described as 64.036 acres in a deed to Kathleen Oles recorded in Volume 1565, Page 1564 of said Official Public Records, the S.W. corner of that certain tract described as 1.034 acres in a Quit Claim Deed to Bob & Marybeth Bender recorded in Volume 1278, Page 158 of said Official Public Records, and the most westerly N.W. corner hereof;

Thence along the south line of said 1.034 acres, and a northerly line hereof N 89°03'12" E a distance of 27.06 feet to a point for the S.E. corner of said 1.034 acres, and a re-entrant corner hereof, from which a 3" pipe angle post bears S 87°19'43" W a distance of 26.86 feet;

Thence along the east line of said 1.034 acres, and the west line hereof N 21°33'49" E a distance of 842.38 feet to an angle point, and N 21°21'25" E a distance of 946.94 feet to a point under a

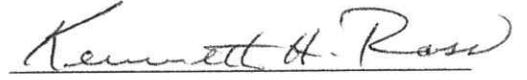
Description of 189.236 acres in Llano County, Texas (continued)

large granite boulder in the south line of Texas State Highway 71 for the N.E. corner of said 1.034 acres, and the most northerly N.W. corner hereof, from which a ½" steel stake found bears N 41°49'23" W a distance of 28.01 feet;

Thence along the south line of Texas State Highway 71, and a northerly line hereof S 41°49'23" E @ 1969.39 feet passing a TxDOT concrete monument found for a total distance for this course of 2585.64 feet to the point of beginning, having an area of 189.236 acres.

I, Kenneth H. Ross, a Registered Professional Land Surveyor, do hereby certify that the description hereon, with accompanying plat, represents an on the ground survey made under my direction in March, 2021, and that this survey substantially conforms to the current Texas Board of Professional Land Surveying Standards.

Witness my hand and seal this the 12th day of March, 2021.


KENNETH H. ROSS, R.P.L.S. NO. 2012

