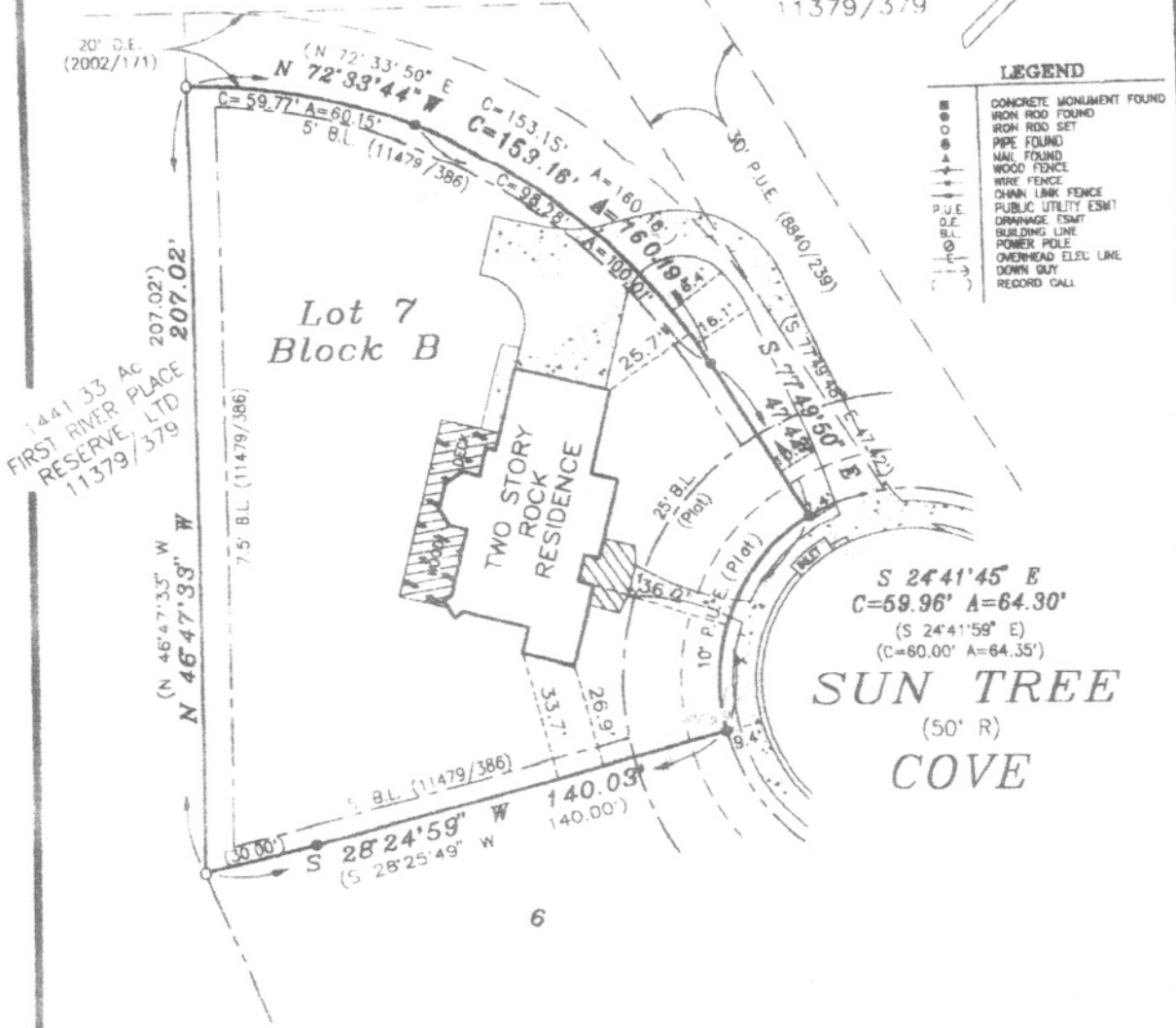
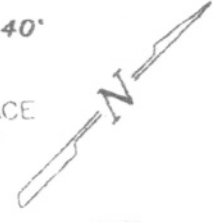


SURVEY

SCALE 1" = 40'

1441.33 Ac
FIRST RIVER PLACE
RESERVE, LTD
11379/379



- NOTES:
1. THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AND ESMTS. RECORDED IN VOL. 92, PG. 285, PLAT RECORDS, VOL. 9791, PG. 72, VOL. 11479, PG. 386, VOL. 12131, PG. 377, VOL. 12381, PG. 1015, VOL. 12178, PG. 2661 AND IN VOL. 12204, PG. 772, VOL. 12273, PG. 134, VOL. 12447, PG. 503 AND IN VOL. 12551, PG. 486, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
 2. THIS LOT IS NOT SUBJECT TO AN ELEC. ESMT. RECORDED IN VOL. 2817, PG. 239, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
 3. THIS LOT IS NOT SUBJECT TO A REPEATER HUT ESMT. RECORDED IN VOL. 2841, PG. 216, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
 4. THIS LOT IS SUBJECT TO A SUBDIVISION CONSTRUCTION AGREEMENT RECORDED IN VOL. 12107, PG. 1145, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
 6. THIS LOT IS SUBJECT TO A BLANKET-TYPE SEWAGE & WASTE DISPOSAL ESMT. RECORDED IN VOL. 12261, PG. 395, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
 5. THIS LOT IS NOT SUBJECT TO A P.U.E. RECORDED IN VOL. 8656, PG. 60, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TO THE OWNERS, LIENHOLDERS AND TEXAS PROFESSIONAL TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE 'X' AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48453C 0240 EFFECTIVE 8-18-1993

Steven R. McAngus
STEVEN R. McANGUS R.P.L.S. No. 3680 DATE 11/17/95



G.F. No. 142390

McAngus Surveying
Company, Inc.

REFERENCE DOW
ADDRESS 10713 SUN TREE COVE
LEGAL DESCRIPTION LOT 7, BLOCK B, RIVER PLACE

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: March 31, 2026 GF No. _____
Declarant: Neal Daniel Dow and Joan Geiger Dow
Description of Property: LOT 7 BLK B RIVER PLACE SEC 4-A
County Travis, Texas
Date of Survey: 11/17/1995

"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:

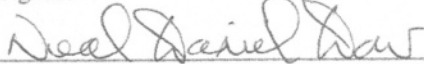
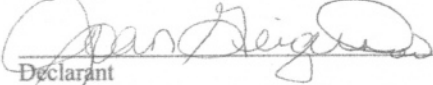
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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>Neal Daniel Dow</u>.</p> <p>My date of birth is <u>August 1, 1953</u>.</p> <p>and my address is <u>10713 Sun Tree Cove</u> <u>Austin TX 78730</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Travis</u> County, State of <u>Texas</u>, on the <u>31ST</u> day of <u>March</u>, 2026.</p> <p>Signed:  Declarant Neal Daniel Dow</p>	<p>My name is <u>Joan Geiger Dow</u>.</p> <p>My date of birth is <u>November 3, 1957</u>.</p> <p>and my address is <u>10713 Sun Tree Cove</u> <u>Austin, Tx 78730</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Travis</u> County, State of <u>Texas</u>, on the <u>31</u> day of <u>March</u>, 2026.</p> <p>Signed:  Declarant Joan Geiger Dow</p>
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