

Dwyer

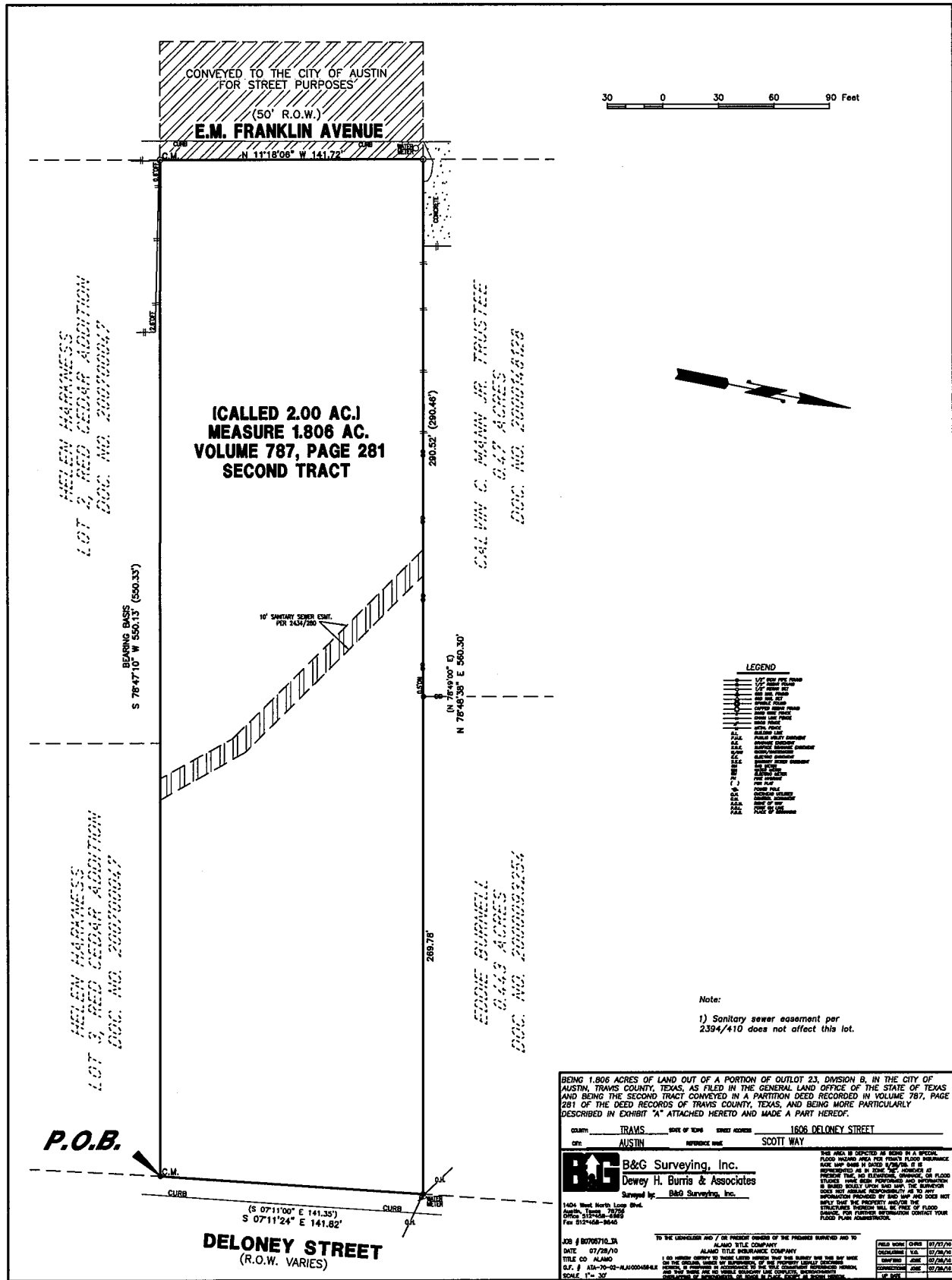


EXHIBIT A-1

FIELD NOTES DESCRIBING 1.806 ACRES OF LAND OUT OF A PORTION OF OUTLOT 23, DIVISION B, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS AND BEING THE SECOND TRACT CONVEYED IN A PARTITION DEED RECORDED IN VOLUME 787, PAGE 281 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the west right of way line of Deloney Street same being the northeast corner of Lot 3, Red Cedar Addition, a subdivision in the City of Austin recorded in Document No. 200700047 of the Plat Records of said county for the southeast corner hereof;

THENCE along the north line of Lots 2 and 3, Red Cedar Addition S 78° 47' 10" W, (Bearing Basis) 550.13 feet to an iron pipe found in the current east right of way line of E.M. Franklin Avenue same being the northwest corner of Lot 2, Red Cedar Addition for the southwest corner hereof;

THENCE along the east right of way line of E.M. Franklin Avenue N 11° 18' 06" W, 141.72 feet to an iron pipe found at the southwest corner of the Calvin C. Mann Jr. Trustee tract recorded in Document No. 2000148128 of the Real Property Records of said county for the northwest corner hereof;

THENCE along the south line of the Calvin C. Mann Jr. tract and north line of the herein described tract N 78° 48' 38" E, 290.52 feet passing a ½" iron rod found at the southeast corner of the Calvin C. Mann Jr. tract also being the southwest corner of the Eddie Burnell tract recorded in Document No. 2000093254 of the Official Public Records of said county and continuing for a total distance of 560.30 feet to a ½" iron rod found in the west right of way line of Deloney Street same being the southeast corner of the Burnell tract for the northeast corner hereof;

THENCE along the west right of way line of Deloney Street S 07° 11' 24" E, 141.82 feet to the **Place of Beginning** and containing 1.806 acres of land.

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

Date: April 21, 2022

GF No. _____

Name of Affiant(s): Jennie Ying Chen

Address of Affiant: 1606 Deloney Street

Description of Property: 1.8060 AC OF OLT 23 DIVISION B

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 Minnesota, 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 May 22, 2012 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:) none

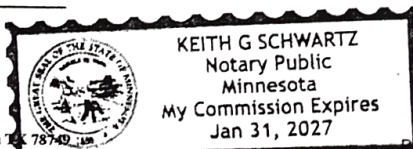
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Jennie Ying Chen

SWORN AND SUBSCRIBED this 21 day of APRIL, 2022

Notary Public



(TXR-1907) 02-01-2010