

## **Survey and Access Disclosure:**

Buyer acknowledges receipt of the existing survey, which reflects an existing driveway currently serving the parent tract (Lots 10 and 11). Seller, title company, and legal counsel have identified a clear and legally acceptable method to address driveway access through a recorded boundary line agreement or access easement to be executed at closing. Buyer understands that this is a customary solution for subdivided acreage and agrees to accept title subject to the recorded agreement to be completed as part of the transaction.

## **ACCESS & DRIVEWAY EXPLANATION**

### **LOT 28, 655 Ewing Road | Ferris, Texas**

#### **Overview**

The subject property, identified as **Lot 28**, has been separated from a larger parent tract that includes Lots **10 and 11**. The existing survey reflects a driveway that currently serves the parent tract and partially lies within the boundaries of Lot 28.

#### **Current Condition**

- Driveway location is **clearly shown on the survey**
- Driveway currently services Lots 10 and 11
- Condition is **known, disclosed, and documented**

#### **Planned Resolution**

Seller, title, and legal counsel have confirmed that this condition will be addressed through a **recorded boundary line agreement or access easement** at closing, once Lot 28 is under separate ownership. This approach is **standard practice**

**in Texas** for acreage splits involving shared or pre-existing access.

### **Timing**

- Agreement to be executed **at closing**
- Recorded after deed recording
- Ensures continued, legal access without interruption

### **Buyer Impact**

- No removal of driveway required
- No loss of frontage
- No reduction in usable acreage
- No out-of-pocket cost to Buyer for creation of the agreement

### **Summary**

The existing driveway does not prevent the sale or future use of Lot 28. The access solution is recognized, straightforward, and will be fully documented in the public record as part of closing.

For questions, please contact the listing agent.