



Features List:

16838 RM 2241 • Tow, TX

Driftwood Shores Resort covers 2.73 acres on Lake Buchanan with 8 cottages, 2 homes (Cottages 9 & 10), a front office, post office, lakeside party barn, and multiple storage buildings.

Waterfront Features: 875' of Lake Buchanan waterfront on 2.73 acres, three covered boat slips, concrete boat ramp / launchpad, fishing pier, natural shoreline & concrete steps into Lake Buchanan.

Front Office: Open space (no bathroom). The office is closed off but used to connect to cottage 10 via a hallway and door, offering flexibility for private use or as part of a residence. Previously used as an additional bedroom for cottage 10 (no closet) + 1 window AC unit. Features a spacious, covered front porch, 2-car covered parking + 4 open parking spaces & circular drive. (23' x 11')

Post Office: Building is leased and open to the public. Owners are responsible for maintenance but not bills. (23' x 23')

Picnic Pavilion: a laid-back hangout spot with picnic tables and electrical outlets, perfect for grilling and gathering. Just steps from the shoreline with exposed granite, it's the ultimate lakeside hangout, conveniently located near the boat slips and fishing pier.

Private Fishing Pier: Stretching into Lake Buchanan, this pier puts you right in the heart of the action—perfect for casting a line and soaking in the lake life.

Covered Boat Slips: Three covered boat slips, including one oversized for a pontoon, plus a concrete boat ramp / launchpad for easy access watercraft access.

Party Barn: store all your lake toys in style or host lakeside gatherings. Featuring a kitchenette, concrete floors, ceiling fans, lighting, and central HVAC, it's built for function and comfort. An attached two-car carport offers extra space for outdoor equipment or lake accessories. (27' x 25')

Workshop: Features a built-in tool worktable and built-in shelving to store power tools with ample room for storing back up furniture and supplies. Noted as 'Storage' on map. (40' x 14')

Supply Shed: This tiny cottage is lined with built-in shelving which currently stores cleaning supplies, extra linens and towels for cleaning crews. (9, x 10')

Tractor Barn: This wooden structure with metal skirting is a great space to store riding lawn equipment, paint supplies, garden tools and/or seasonal decorations.

Garden Shed: This metal shed is located next to the tractor barn and serves as a great space to park lawnmowers, mulch, weed eaters, bug treatments and other lawn equipment tools and supplies.

Extra Details: Property is not subject to any municipal ordinances, regulations or zoning restrictions, it has 2 lakeside firepit areas (1 traditional and 1 open area), flagpole to post your colors and 2 propane tanks (Tank closest to RR 2241 services: C4, C5, C6, C8, & C9 Tank Closest to the Lake services: C1, C2, C3 &, C7. Post Office & C10 are electric only)



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Cottage Details:

Each cottage is equipped with a propane grill (mostly Webers) along with picnic tables. All units have window ACs and use electric and/or oil heaters, cottage #9 has a combined cooling/heating window unit in the main area. All cottages feature a freestanding stove/oven unit, some of which have propane to gas conversions. Each unit has wood & stone siding and most have 1-3 off-street parking spaces.

Cottage 1: Efficiency Style – Open living, bedroom, dining, and kitchen areas, with a separate closet and full bathroom w/ walk-in shower + 1 window AC unit. (17' x 21')

Cottage 2: Efficiency Style – Open living, bedroom, dining, and kitchen areas, with a separate closet and full bathroom w/ walk-in shower + 1 window AC unit. (17' x 21')

Cottage 3: Efficiency Style – Open living, bedroom, dining, and kitchen areas, with a separate closet and full bathroom w/ walk-in shower + 1 window AC unit. (19' x 23')

Cottage 4: Separate bedroom and open closet area plus a full bathroom w/ walk-in shower. Open living, dining and kitchen areas + 2 window AC units and tankless water heater (fuels Cottage #5 too). (23' x 20')

Cottage 5: Separate bedroom and closed closet space plus a full bathroom w/ walk-in shower + 2 window AC units and tankless water heater (shared by Cottage #4). Open living, dining and kitchen areas w/ covered outdoor dining / picnic area. (25' x 20')

Cottage 6: The bedroom and living area share an open front space, connected to the kitchen through a door-sized cased opening. The full bathroom has dual vanity and tiled walk-in shower fueled by a tankless water heater. Interior features include tile floors, low-pile carpet, ceiling fans, ample natural light, and 2 wall AC units. The kitchen includes a dining area, plenty of cabinet storage. Enjoy lake views from within or on the large covered front deck. (23' x 23')

Cottage 7: Just Steps from the Shoreline with direct access to the lake with concrete steps into the water. Open kitchen, dining, and living area at the front of the house, with a closed bathroom featuring a standing shower. Interior updates include low-pile carpet, laminate floors, ceiling fan, and 2 wall AC units. The bedroom has a large closet, plus a covered front entry and gutters. Currently undergoing renovations. (25' x 20')

Cottage 8: Efficiency Cottage with no dedicated living area (previously had a daybed and chair). Open kitchen and dining, plus a closed bathroom with a standing shower and open closet space. Studio-style layout with tile floors, low-pile carpet, ceiling fan, built-in shelving, and abundant natural light + 1 window AC unit. Enjoy lake views from the open deck out front. (19' x 17')

Cottage 9: Very large primary bedroom with large closet. It has a king bed but could easily fit 2 king or queen beds in it. Second bedroom is smaller with a twin daybed, desk, dresser, and closed closet with



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Cottage 10: Has been largely gutted. Kitchen (except flooring) and closets are still intact. Was a 3 bedroom 2 bath but you must walk through one bedroom to gain access to stairs for upstairs bedroom and bathroom. Each bedroom has its own closet. There are 2 additional storage closets and a walk-in pantry. Existing plumbing for downstairs bathroom had tub/shower combo with large, single sink vanity. It was intended to divide that bathroom into two smaller bathrooms (one as en suite for primary and one with access from hall) with showers only. Open kitchen to either living or dining area. There is a washer dryer in that unit, which residents use since it's under renovation. Equipped with 3 window AC units. Private front and back yard areas with covered storage in back. Covered front porch. (43' x 32') (Laundry 17 x 9 | Kitchen 31x 14 | Master & bathrooms: 11 x 19 | 2nd bedroom 16 x 12 | 1,312 sqft.)





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3rd Floor



4th Floor



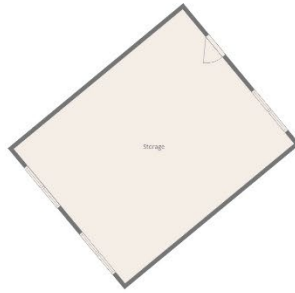
5th Floor



7th Floor



1st Floor



2nd Floor



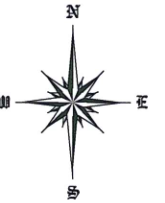
5th Floor



6th Floor



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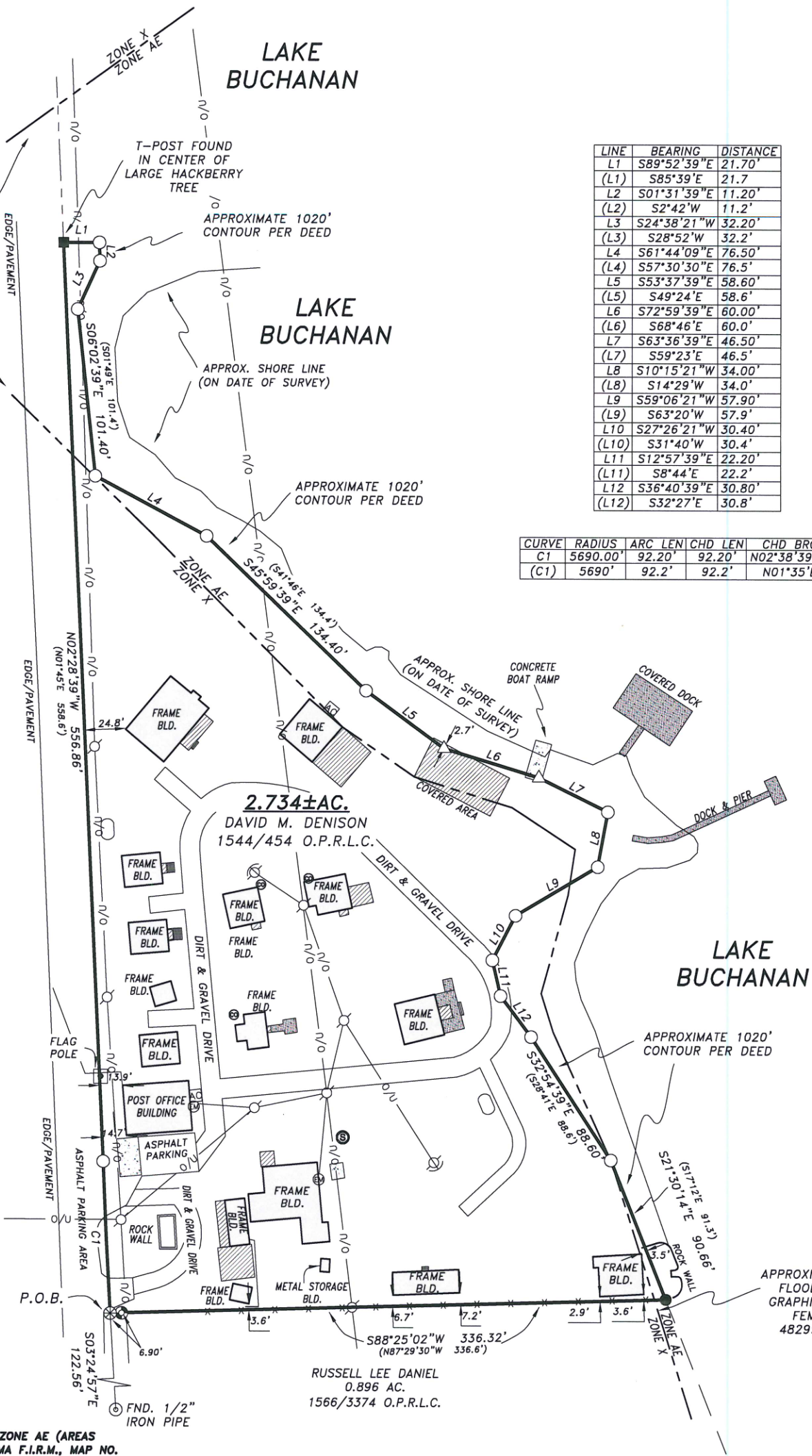


LINE	BEARING	DISTANCE
L1	S89°52'39"E	21.70'
(L1)	S85°39'E	21.7
L2	S01°31'39"E	11.20'
(L2)	S2°42'W	11.2'
L3	S24°38'21"W	32.20'
(L3)	S28°52'W	32.2'
L4	S61°44'09"E	76.50'
(L4)	S57°30'30"E	76.5'
L5	S53°37'39"E	58.60'
(L5)	S49°24'E	58.6'
L6	S72°59'39"E	60.00'
(L6)	S68°46'E	60.0'
L7	S63°36'39"E	46.50'
(L7)	S59°23'E	46.5'
L8	S10°15'21"W	34.00'
(L8)	S14°29'W	34.0'
L9	S59°06'21"W	57.90'
(L9)	S63°20'W	57.9'
L10	S27°26'21"W	30.40'
(L10)	S31°40'W	30.4'
L11	S12°57'39"E	22.20'
(L11)	S8°44'E	22.2'
L12	S36°40'39"E	30.80'
(L12)	S32°27'E	30.8'

CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	5690.00'	92.20'	92.20'	N02°38'39"W
(C1)	5690'	92.2'	92.2'	N01°35'E

- LEGEND**
- 1/2" IRON PIN FOUND (UNLESS NOTED)
 - 1" SLICK ROD FOUND
 - COTTON SPINDLE FOUND
 - SET 1/2" IRON PIN WITH CUPLIN CAP
 - CALC POINT
 - .../... VOLUME/PAGE
 - D.R.L.C. DEED RECORDS LLANO CO.
 - O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LLANO COUNTY
 - () RECORD INFO/SUBJECT
 - AIR CONDITIONER
 - SANITARY
 - UTILITY POLE
 - GUY WIRE
 - OVERHEAD UTILITY
 - ELECTRIC METER
 - CLEAN OUT
 - ELECTRIC PEDESTAL
 - WIRE FENCE
 - OVERHANG/COVERED AREA
 - L.P. TANK

RANCH ROAD NO. 2241



NOTES:
1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0125C, EFFECTIVE 05/02/2012.
2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

LAND TITLE SURVEY

LOCAL ADDRESS: 16838 RANCH ROAD NO. 2241, TOW, TEXAS.

LEGAL DESCRIPTION: BEING 2.734 ACRES OF LAND SITUATED IN THE AUGUST THIELE SURVEY NO. 184, ABSTRACT NO. 788, LLANO COUNTY, TEXAS, ALL OF THAT CALLED 2.744 ACRE TRACT DESCRIBED IN A DOCUMENT TO DAVID M. DENISON, RECORDED IN VOLUME 1544, PAGE 454, OFFICIAL PUBLIC RECORDS, LLANO COUNTY, TEXAS, SAID 2.734 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY.

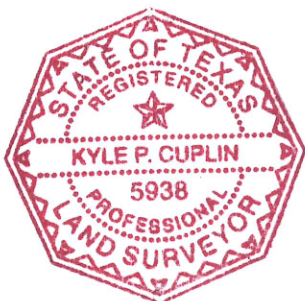
EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE
G.F. NO.: 2017061333L-KI EFFECTIVE DATE: JUNE 1, 2017 ISSUED: JUNE 14, 2017

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS: 66/625 - D.R.L.C.
EASEMENT TO MAINTAIN DAM AND TRANSMISSION LINES: 66/625 - D.R.L.C.
RIGHT OF WAY EASEMENT TO T.L. HOWELL: 81/14 - D.R.L.C.
RIGHT OF WAY EASEMENT: 264/338 - D.R.L.C.
SUBJECT TO CURRENT ZONING AND LAND USE ORDINANCES OF LLANO COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 07/12/2017



SHEET 1 OF 2	PROJ NO. 17758	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 80' 	2	
	PREPARED FOR: DAVID SANDER AND ELIZABETH SANDER			1	
	TECH: KC LUST			DATE	NO.
	APPROVED: K.CUPLIN			DESCRIPTION	
	FIELDWORK PERFORMED ON: 6/28/2017			REVISIONS	
	COPYRIGHT:2017				
	PROFESSIONAL FIRM NO: 10126900				

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: _____ GF No. _____
Declarant: Driftwood Shores Properties LLC
Description of Property: A THIELE ABST #788 2.244 & 0.500 AC DRIFTWOOD SHORES
County Llano, Texas
Date of Survey: July 12, 2017

"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, deckings, 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.

My name is <u>David Sander</u>. My date of birth is <u>4/28/67</u>. and my address is <u>4300 Mansfield Dam Rd. Unit</u> <u>#731 Austin, TX 78734</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Travis</u> County, State of <u>Texas</u>, on the <u>17</u> day of <u>September</u>, <u>2025</u>. Signed: <u>[Signature]</u> Declarant	My name is <u>Elizabeth Sanders</u>. My date of birth is <u>10/30/67</u>. and my address is <u>4300 Mansfield Dam Rd. Unit</u> <u>#731 Austin, TX 78734</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Travis</u> County, State of <u>Texas</u>, on the <u>17</u> day of <u>September</u>, <u>2025</u>. Signed: <u>[Signature]</u> Declarant
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