

REFERENCES:
This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.
Title Commitment: G.F. No. 1939029A-COM
Title Resources Guaranty Company
Date Effective: January 8, 2021
Date Issued: January 21, 2021

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

- a. Rights of Parties in Possession. (Owner Policy)
- b. Any visible and apparent easement either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined.
- c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- d. Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. (NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)
- e. Easement:
Recorded: Volume 9693, Page 625, Real Property Records, Travis County, Texas.
To: City of Austin
Purpose: electric/telephone
(As Shown Hereon)
- f. Easement:
Recorded: Volume 13150, Page 136 and Volume 13225, Page 196, Real Property Records, Travis County, Texas.
To: City of Pflugerville
Purpose: water line(s)/public utility(ies)
(As Shown Hereon)
- g. Easement:
Recorded: Volume 13213, Page 356, Real Property Records, Travis County, Texas.
To: City of Pflugerville
Purpose: public utility(ies)
(As Shown Hereon)
- h. Easement:
Recorded: Volume 13295, Page 35, and as further affected/modified by Volume 13306, Page 1, Real Property Records, Travis County, Texas.
To: City of Pflugerville
Purpose: drainage
(As Shown Hereon)
- i. Easement:
Recorded: Document No. 1999062526, Official Public Records, Travis County, Texas.
To: City of Pflugerville
Purpose: drainage
(As Shown Hereon)
- j. Easement:
Recorded: Document No. 2004195294, Official Public Records, Travis County, Texas; and as further affected/modified by Document No.(s) 2005007746, 2006022554, and 2008178757 all of the Official Public Records, Travis County, Texas
To: City of Pflugerville
Purpose: water/wastewater/access easement agreement
(As Shown Hereon)
- k. Terms, Conditions, and Stipulations in the Agreement:
Recorded: Volume 8346, Page 954, Real Property Records, Travis County, Texas.
Type: Boundary Line Agreement
(As Shown Hereon)
- l. Terms, Conditions, and Stipulations in the Agreement: (City of Pflugerville, Texas)
Recorded: Document No. 2008121460, Official Public Records, Travis County, Texas.
Type: wastewater/utility(ies)
(As Shown Hereon)
- m. Terms, Conditions, and Stipulations of that certain Declaration of Drainage and Detention Pond Easements recorded in Document No. 2020195536, Official Public Records, Travis County, Texas. (As Shown Hereon)
- n. Any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Document No. 202000253, Official Public Records, Travis County, Texas (As Shown Hereon)
- o. Easement:
Recorded: Document No. 2020190401, Official Public Records, Travis County, Texas
Purpose: public and/or private utilities, streets, driveways, walkways, sewers, access and drainage over and across the common areas: ingress and egress for installation, maintenance, repairs and removal of public utilities; and for encroachments created by construction settling and overhang of improvements. (Document refers to Lot 1, Block A of Village of Wells Branch recorded in Document No. 202000253 of the Official Public Records of Travis County, Texas)
- p. Maintenance charges, assessments, rights and remedies of co-tenants, contractual or otherwise, including but not limited to terms, conditions, covenants, options, restrictions and easements contained in Declaration of Condominium and By-Laws:
Recorded: Document No. 2020190401, Official Public Records, Travis County, Texas
(Document refers to Lot 1, Block A of Village of Wells Branch recorded in Document No. 202000253 of the Official Public Records of Travis County, Texas)
- q. Maintenance charges and/or assessments secured by a lien as set out in instrument(s) recorded in Document No. 2020190401, Official Public Records, Travis County, Texas and as amended, supplemented, re-filed or re-states. Said lien for charges and assessments is subordinate to those matters set out in Article 7.2 as set out therein. (Document refers to Lot 1, Block A of Village of Wells Branch recorded in Document No. 202000253 of the Official Public Records of Travis County, Texas)
- r. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements places, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the insured under this Policy if such liens have been filed with the County Clerk of Travis County, Texas prior to the date hereof.
- s. Liability hereunder at the date hereof is limited to \$ _____. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of the

policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy. (Owner Policy)

- t. Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made in good faith and without knowledge of any defects in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy. (Loan Policy)

NOTES:

- 1) ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- 3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
- 4) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBERS 48453C0270J AND 48453C0290J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND FROM A LETTER OF MAP REVISION DETERMINATION DOCUMENT UNDER CASE 18-06-2107P, EFFECTIVE MAY 5, 2019, FROM A LETTER OF MAP REVISION DETERMINATION DOCUMENT UNDER CASE 14-06-4534P, EFFECTIVE AUGUST 27, 2015, AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONE X* (SHADED), DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD."

ZONE A SPECIAL FOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE ½% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A9, X, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

5) FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

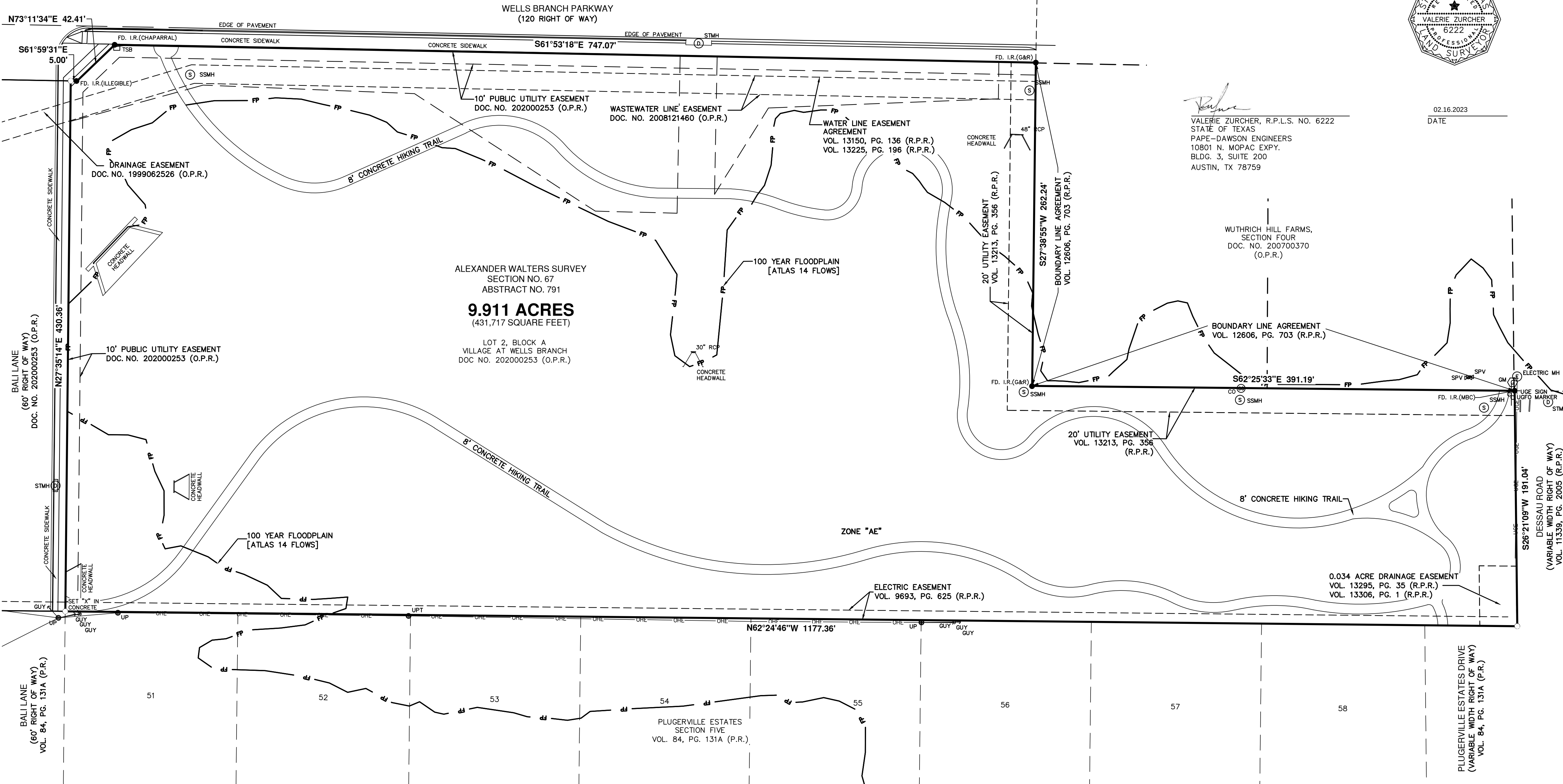
SYMBOL LEGEND	
— CMP	CORRUGATED METAL PIPE
⊙	CO SANITARY SEWER CLEANOUT
□ EBOX	ELECTRIC BOX
⊕	EMH ELECTRIC MANHOLE
⊖	EM ELECTRIC METER
⚡	FH FIRE HYDRANT
↔	GATE (SIZE AS NOTED)
⊙	GM GAS METER
⊕	GV GAS VALVE
+	GUY GUY ANCHOR
☆	LP LAMP POST
— PVC	POLYVINYL CHLORIDE PIPE
— RCP	REINFORCED CONCRETE PIPE
●	RP/OLE RISER POLE
—	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
⊕	SSMH SANITARY SEWER MANHOLE
⊕	SPV SPRINKLER VALVE
⊕	STMH STORM DRAIN MANHOLE
⊕	TMH TELEPHONE ACCESS MANHOLE
□	TRCB TRAFFIC CONTROL BOX
□	TSB TRAFFIC SIGNAL BOX
●	UP UTILITY POLE
⊕	UPT UTILITY POLE W/TRANSFORMER
⊕	WM WATER METER
⊕	WV WATER VALVE
WCR	WHEELCHAIR RAMP

LINE LEGEND	
— x — x — x — x —	BARBED WIRE FENCE
— o — o — o — o —	CHAIN LINK FENCE
— // — // — // — // —	WOOD FENCE
— GAS — GAS — GAS — GAS —	GAS LINE
— OHE — OHE — OHE — OHE —	OVERHEAD ELECTRIC
— UFO — UFO — UFO — UFO —	UNDERGROUND FIBER OPTIC
— USE — USE — USE — USE —	UNDERGROUND ELECTRIC

LEGEND	
ELEC.	ELECTRIC
FD.	FOUND
FL.	CENTER OF CULVERT
IR.	1/2" IRON ROD
LP.	IRON PIPE
(PD)	PAPE-DAWSON CAP
USE	UNDERGROUND ELECTRIC
UFO	UNDERGROUND FIBER OPTIC
SET ½" I.R.(PD)	SET ½" I.R.(PD)
●	FOUND

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



Valerie Zurcher, R.P.L.S. No. 6222
STATE OF TEXAS
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759



02.16.2023
DATE

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY., BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512.644.0711
TYPE FIRM REGISTRATION #10208601

LAND TITLE SURVEY

A 9.911 ACRE TRACT OF LAND, SITUATED IN THE ALEXANDER WALTERS SURVEY, SECTION NO. 67, ABSTRACT NO. 791, BEING ALL OF LOT 2, BLOCK A OF VILLAGE AT WELLS BRANCH, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 202000253 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

JOB NO. 51128-00

DATE: DECEMBER 30, 2022

CHECKED P.J.G. DRAWN V.Z.

CIVIL JOB NO. 51128-00

REFERENCE: ---

SHEET 1 OF 1

PROJECT NAME: WELLS BRANCH LOT 2