

Title Commitment: G.F. No. 1939029A-COM  
Title Resources Guaranty Company  
Date Effective: January 8, 2021  
Date Issued: January 21, 2021

i. Easement:  
Recorded: Document No. 1999062526, Official Public Records, Travis County, Texas.  
To: City of Pflugerville  
Purpose: drainage  
(As Shown Hereon)

- o. 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)
- i. 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 easement 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 the amount 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

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)

1) 1/2" 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 (FEMA) FLOOD INSURANCE RATE MAPS (FIRMS) NUMBERS 4845300A01 AND 484530200A, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND FROM A LETTER OF MAP REVISION DETERMINATION DOCUMENT UNDER CASE 18-06-02107P, EFFECTIVE MAY 5, 2019/FROM A LETTER OF MAP REVISION DETERMINATION DOCUMENT UNDER CASE 18-06-02107P, EFFECTIVE AUGUST 27, 2015, AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE [WWW.MSCFEMA.GOV](http://WWW.MSCFEMA.GOV).

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."

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  $\frac{1}{100}$  ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

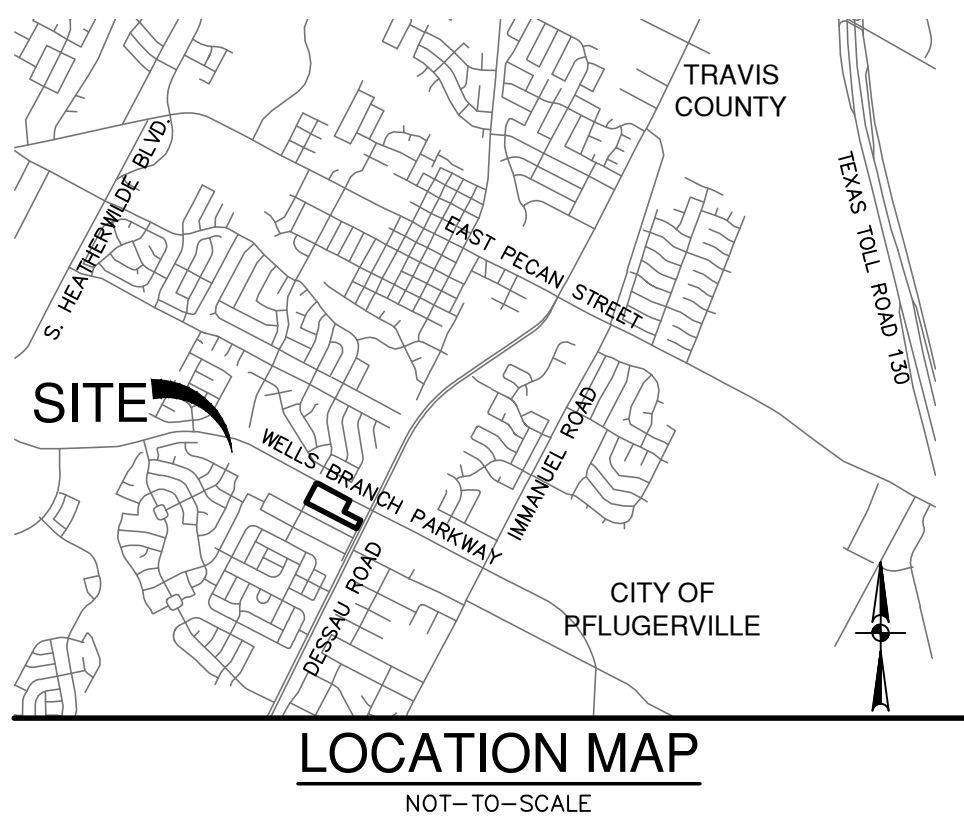
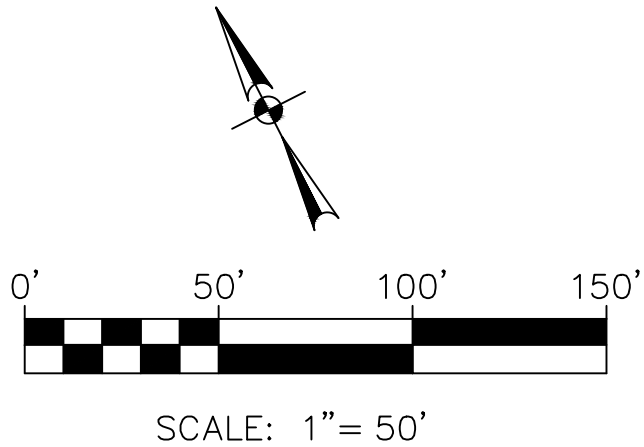
5) FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

| L I N E                   |  | L E G E N D             |  |
|---------------------------|--|-------------------------|--|
| — x — x — x — x —         |  | BARBED WIRE FENCE       |  |
| — o — o — o — o —         |  | CHAIN LINK FENCE        |  |
| — // — // — // — // —     |  | WOOD FENCE              |  |
| — GAS — GAS — GAS — GAS — |  | GAS LINE                |  |
| — ONE — ONE — ONE — ONE — |  | OVERHEAD ELECTRIC       |  |
| — UFD — UFD — UFD — UFD — |  | UNDERGROUND FIBER OPTIC |  |
| — UGE — UGE — UGE — UGE — |  | UNDERGROUND ELECTRIC    |  |

**LEGEND**

|       |                         |
|-------|-------------------------|
| ELEC. | ELECTRIC                |
| FD.   | FOUND                   |
| FL.   | CENTER OF CULVERT       |
| I.R.  | 1/2" IRON ROD           |
| I.P.  | IRON PIPE               |
| (PD)  | PAPE-DAWSON CAP         |
| UGE   | UNDERGROUND ELECTRIC    |
| UGFO  | UNDERGROUND FIBER OPTIC |
|       | SET 1/2" I.R.(PD)       |
|       | FOUND                   |

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



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.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY. THE FIELD WORK WAS COMPLETED ON DECEMBER 27, 2022.



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

WUTHRICH HILL FARMS,  
SECTION FOUR  
DOC. NO. 200700370  
(O.P.R.)

BOUNDARY LINE AGREEMENT  
VOL. 12606, PG. 703 (R.P.R.)

S62°25'33"E 391.19'

0.034 ACRE DRAINAGE EASEMENT  
VOL. 13295, PG. 35 (R.P.R.) —  
VOL. 13306, PG. 1 (R.P.R.)

GERVILLE ESTATES DRIVE  
VARIABLE WIDTH RIGHT OF WAY  
VOL. 84, PG. 131A (P.R.)[illegible]

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

# 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. 20200253 OF THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CIVIL JOB NO. 51128-00  
REFERENCE: ---

SHEET 1 OF 1

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PROJECT NAME: WELLS BRANCH LOT 2

Date: Feb 16, 2023, 9:24am User ID: VZurcher  
File: H:\Survey\CIVIL\51128-01\Land Title Surveys\BS51128-00 Lot2LTS.dwg