

ADDRESS: POTRANCO ROAD (F.M. 1957) CASTROVILLE, TEXAS, 78009 (PER MEDINA COUNTY, TEXAS APPRAISAL DISTRICT)

TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, COMMITMENT NO. 4000082102487, GF NO.: SAT-08-4000082102487-KJ, EFFECTIVE DATE: MAY 9, 2021, ISSUED MAY 20, 2021 AND IS SUBJECT ONLY TO THE STATEMENT OF FACTS CONTAINED THEREIN AND RELISTED BELOW:

RESTRICTIVE COVENANTS THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

DOCUMENT NO. 2021004629, OFFICIAL RECORDS OF MEDINA COUNTY, TEXAS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HADICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW

SCHEDULE "B"

- 10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)
- b. THOSE LIENS CREATED AT CLOSING, IF ANY, PURSUANT TO LENDER INSTRUCTIONS. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)
- c. RIGHTS OF PARTIES IN POSSESSION. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)
- d. VISIBLE OR APPARENT EASEMENT(S) AND/OR RIGHTS OF WAY ON. OVER, UNDER OR ACROSS THE LAND. (SURVEYOR'S NOTE: ABOVE CITED MATTERS MADE KNOWN TO THE SURVEYOR OR VISIBLE ON THE GROUND ARE ADDRESSED IN
- e. IF ANY PORTION OF THE PROPOSED LOAN AND/OR THE OWNER'S TITLE POLICY COVERAGE AMOUNT INCLUDES FUNDS FOR IMMEDIATELY CONTEMPLATED IMPROVEMENTS, THE FOLLOWING EXCEPTIONS WILL APPEAR IN SCHEDULE B OF ANY POLICY

OWNER AND LOAN POLICY(IES): ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, 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 COUNTY, TEXAS, PRIOR TO THE DATE

OWNER POLICY(IES) ONLY: LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO \$ 0.00. 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 THIS 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

LOAN POLICY(IES) ONLY: 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 INCREASE AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECT 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. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)

THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGEE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING:

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. (SURVEYOR'S NOTE: ABOVE CITED MATTERS MADE KNOWN TO THE SURVEYOR OR VISIBLE ON THE GROUND ARE ADDRESSED IN THIS SURVEY; AND SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEY.)

- GAS AND MINERAL LEASE GRANTED TO A.A. MURRELL AND PARKMAN SAYWARD, BY INSTRUMENT DATED JANUARY 19, 1938, RECORDED IN VOLUME 110, PAGE 571, OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS. TITLE TO THIS LEASE HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE THEREOF. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)
- h. OIL, GAS AND MINERAL LEASE GRANTED TO W.D. BACON, BY INSTRUMENT DATED JANUARY 30, 1941, RECORDED IN VOLUME 115, PAGE 628, OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS. TITLE TO THIS LEASE HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE THEREOF. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)
- OIL, GAS AND MINERAL LEASE GRANTED TO JOHN I. MOORE, BY INSTRUMENT DATED NOVEMBER 23, 1943, RECORDED IN VOLUME 120, PAGE 545, OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS. TITLE TO THIS LEASE HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE THEREOF. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)
- j. OIL, GAS AND MINERAL LEASE GRANTED TO ROBERT FELTNER, BY INSTRUMENT DATED APRIL 1, 1954, RECORDED IN VOLUME 162, PAGE 200, OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS. TITLE TO THIS LEASE HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE THEREOF. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)
- k. OIL, GAS AND MINERAL LEASE GRANTED TO ROBERT H. FELTNER, BY INSTRUMENT DATED MARCH 23, 1954, RECORDED IN VOLUME 162, PAGE 369, OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS. TITLE TO THIS LEASE HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE THEREOF. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)
- I. CHANNEL FASEMENT EXECUTED BY KATY WURZBACH AND CLARA WURZBACH TO STATE OF TEXAS. DATED MARCH 17, 1958. FILED FOR RECORD ON APRIL 8, 1958 AND RECORDED IN VOLUME 177, PAGE 171, OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS. (SURVEYOR'S NOTE: DOES NOT LIE WITHIN THE SUBJECT PROPERTY.)
- RIGHT OF WAY EASEMENT GRANTED TO YANCEY WATER SUPPLY CORPORATION, AS PROVIDED THEREIN, RECORDED IN VOLUME 660, PAGE 1104, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS. (SURVEYOR'S NOTE: BLANKET IN NATURE, UNABLE TO
- n. RIGHT OF ENTRY AND POSSESSION GRANTED TO YANCEY WATER SUPPLY CORPORATION. AS PROVIDED THEREIN, RECORDED IN VOLUME 660, PAGE 1106, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)
- o. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED MAY 4, 2021 AT DOCUMENT NO. 2021004629, OFFICIAL RECORDS OF MEDINA COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)

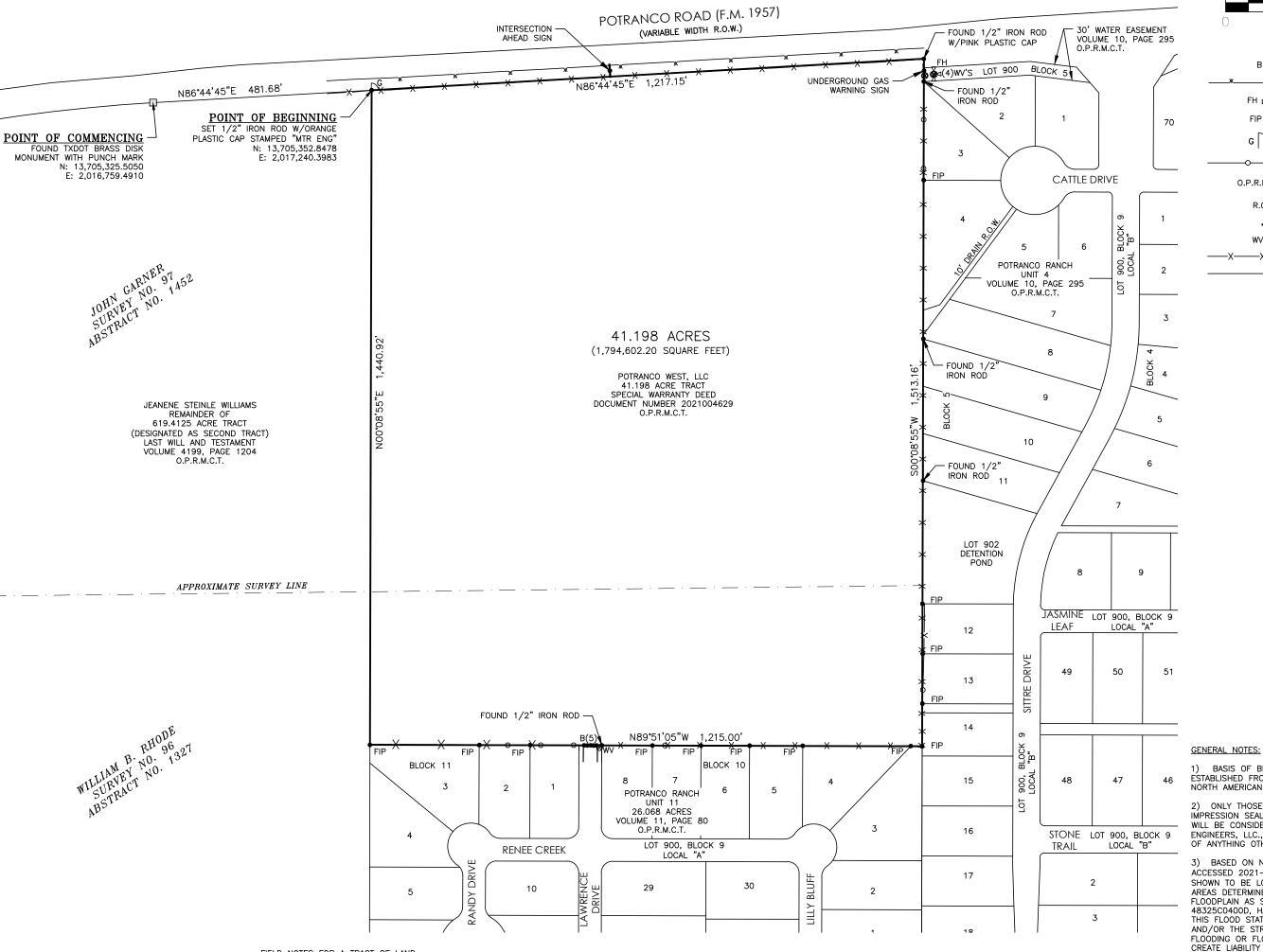


 Engineers Surveyors

Planners

Moy Tarin Ramirez Engineers, LLC TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085 JEANENE STEINLE BETROS 27.0707 ACRE VOLUME 4199, PAGE 1201 O.P.R.M.C.T.



FIELD NOTES FOR A TRACT OF LAND CONTAINING 41.198 ACRES (1,794,602.20 SQUARE FEET)

A 41.198 ACRES (1.794.602.20 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOHN GARNER SURVEY NO. 97, ABSTRACT NO. 1452, AND THE WILLIAM B. RHODE SURVEY NO. 96, ABSTRACT NO. 1327, MEDINA COUNTY, TEXAS, BEING ALL OF A 41.198 ACRE TRACT AS CONVEYED TO POTRANCO WEST, LLC, AS RECORDED IN DOCUMENT NUMBER 2021004629 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, SAID 41.198 ACRE (1.794.602.20 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: AT A FOUND TXDOT BRASS DISK MONUMENT WITH PUNCH MARK, HAVING TEXAS STATE PLANE COORDINATES OF N: 13,705,325.5050, E: 2,016,759.4910, ON THE SOUTHERLY RIGHT OF WAY LINE OF POTRANCO ROAD (F.M. 1957), A VARIABLE WIDTH RIGHT OF WAY, AND BEING A NORTHERLY BOUNDARY OF THE REMAINDER OF A 619.4125 ACRE TRACT AS CONVEYED TO JEANENE STEINLE WILLIAMS BY LAST WILL AND TESTAMENT AS RECORDED IN VOLUME 4199, PAGE 1204 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS;

THENCE, WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID POTRANCO ROAD (F.M. 1957), BEING A NORTH BOUNDARY OF SAID 619.4125 ACRE TRACT, NORTH 86 DEGREES 44 MINUTES 45 SECONDS EAST, A DISTANCE OF 481.68 FEET TO A SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "MTR ENG", BEING THE POINT OF BEGINNING, HAVING TEXAS STATE PLANE COORDINATES OF N: 13,705,352.8478, E: 2,017,240.3983, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID POTRANCO ROAD (F.M. 1957), AND THE NORTH BOUNDARY OF SAID 41.198 ACRE TRACT, NORTH 86 DEGREES 44 MINUTES 45 SECONDS EAST, A DISTANCE OF 1,217.15 FEET, TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID POTRANCO ROAD (F.M. 1957), SOUTH 00 DEGREES 08 MINUTES 55 SECONDS WEST, WITH AN EAST BOUNDARY OF SAID 41.198 ACRE TRACT, PASSING THE NORTHWEST CORNER OF LOT 900, BLOCK 5, AS SHOWN ON SUBDIVISION PLAT OF POTRANCO RANCH UNIT 4, AS RECORDED IN VOLUME 10, PAGE 295, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND CONTINUING SAID COURSE WITH THE WEST BOUNDARY OF SAID BLOCK 5, FOR A TOTAL DISTANCE OF 1,513.16 FEET, TO A FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "MTR ENG", ON THE WEST BOUNDARY OF LOT 14. BLOCK 5. AS SHOWN ON SAID PLAT OF POTRANCO RANCH UNIT 4, BEING THE NORTHEAST CORNER OF LOT 3, BLOCK 10, AS SHOWN ON SUBDIVISION PLAT OF POTRANCK RANCH UNIT 11, AS RECORDED IN VOLUME 10, PAGE 295, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE WEST BOUNDARY OF SAID BLOCK 5, WITH THE NORTH BOUNDARY OF SAID POTRANCO RANCH UNIT 11, NORTH 89 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,215.00 FEET, TO A FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "MTR ENG", BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 11, SAID PLAT OF POTRANCO RANCH UNIT 11, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTH BOUNDARY OF SAID POTRANCO RANCH UNIT 11, WITH THE EAST BOUNDARY OF SAID 619.4125 ACRE TRACT, BEING THE WEST BOUNDARY OF SAID 41.198 ACRE TRACT, NORTH 00 DEGREES 08 MINUTES 55 SECONDS EAST, A DISTANCE OF 1,440.92 FEET TO THE POINT OF BEGINNING, CONTAINING 41.198 ACRES (1,794,602.20 SQUARE FEET) OF LAND.



BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

LEGEND:

FH ⋈

FIP •

O.P.R.M.C.T.

R.O.W.

WV⊗

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BOLLARD

FIRE HYDRANT

IRON FENCE

RIGHT OF WAY

WATER VALVE

WOODEN FENCE

WIRE FENCE

SIGN

EDGE OF ASPHALT PAVEMENT

OF MEDINA COUNTY, TEXAS

FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

BASED ON NATIONAL FLOOD HAZARD LAYER WEBSITE (LAST ACCESSED 2021-09-27). THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X", DESIGNATED AS FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 48325C0400D, HAVING AN EFFECTIVE DATE OF MAY 15, 2020. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

4) UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS FOR THE SUBJECT PROPERTY ARE SET 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG".

BOUNDARY SURVEY OF

A 41.198 ACRES (1,794,602.20 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOHN GARNER SURVEY NO. 97, ABSTRACT NO. 1452, AND THE WILLIAM B. RHODE SURVEY NO. 96, ABSTRACT NO. 1327, MEDINA COUNTY, TEXAS, BEING ALL OF A 41.198 ACRE TRACT AS CONVEYED TO POTRANCO WEST, LLC, AS RECORDED IN DOCUMENT NUMBER 2021004629 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

SURVEYORS CERTIFICATE

TO: LGI HOMES-TEXAS, LLC, POTRANCO WEST, LLC AND ALAMO TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS, 1, 2, 3, 4, 8, 11, (VISIBLE EVIDENCE ONLY) THE FIELD WORK WAS COMPLETED ON SEPTEMBER 30, 2021. FOR REVIEW ONLY

DATE OF MAP: OCTOBER 04, 2021 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STEPHANIE L. JAMES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950 MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 sjames@mtrengineers.com

JOB NO. 21061