



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:

1. 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, HANDICAP, 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.):

- a. 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 THIS SURVEY.)
- 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 ISSUED, AS INDICATED:

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 HEREOF.

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 ON THE DATE OF THIS POLICY. 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.

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.)

- f. 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.)

- g. OIL, 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.)
- i. 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.)

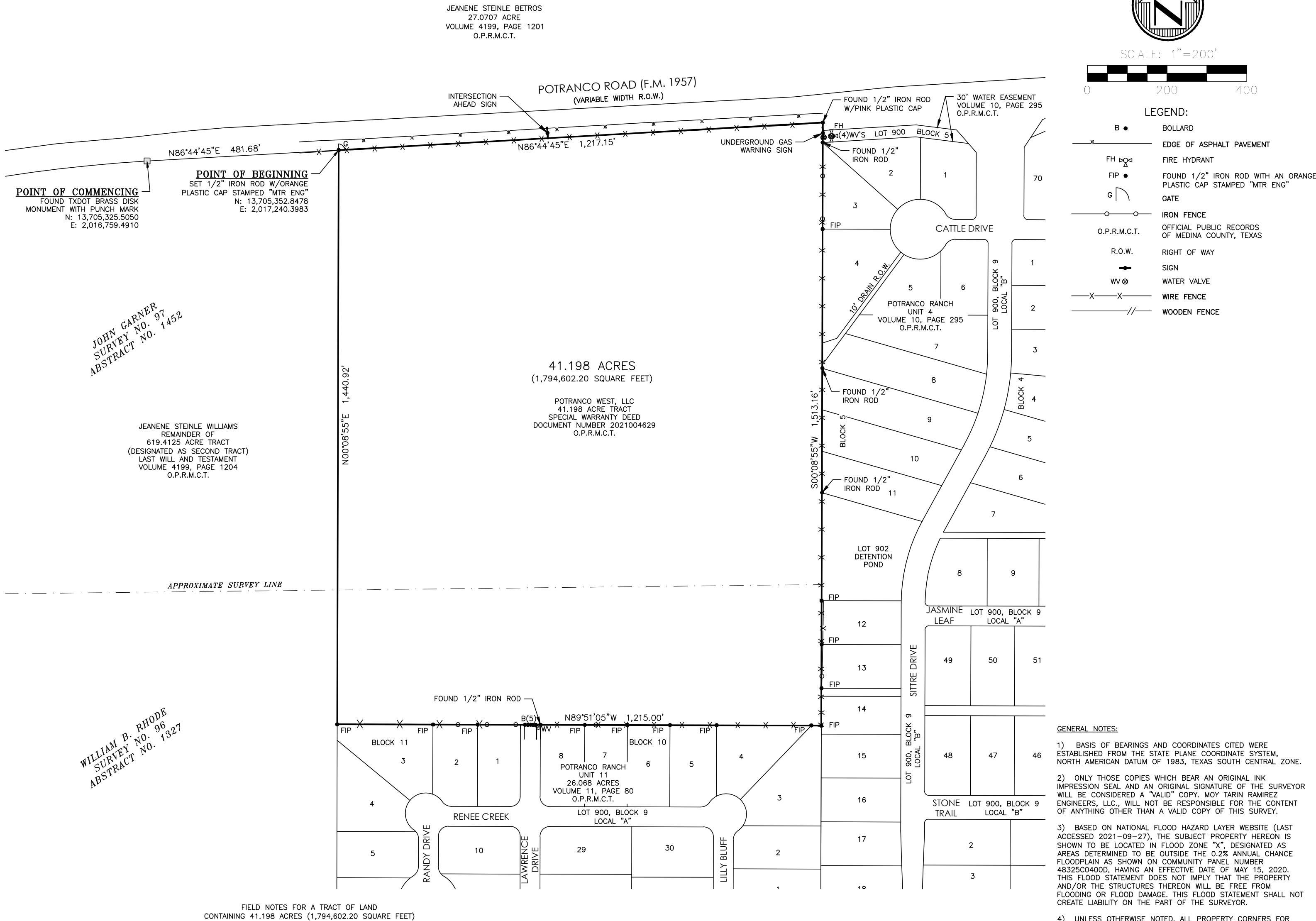
- CHANNEL EASEMENT EXECUTED BY KATY WURZBACH AND CLARA WURZBACH TO STATE OF TEXAS, DATED MARCH 17, 1958, FILED FOR RECORD ON APRIL 8, 1958 AND RECORDED IN VOLUME 177, PAGE 171, OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS. (SURVEYOR'S NOTE: DOES NOT LIE WITHIN THE SUBJECT PROPERTY.)
- m. RIGHT OF WAY 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 PLOT.)
- 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 GRANTED 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.)



Moy Tarin Ramirez Engineers, LLC

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12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- **Engineers**
- **Surveyors**
- **Planners**



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) AND 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 30, 2021.

DATE OF MAP: OCTOBER 04, 2021

FOR REVIEW ONLY
PRELIMINARY...

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. 595C
MOY TARIN RAMIREZ ENGINEERS, LLC.
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JOB NO. 2106