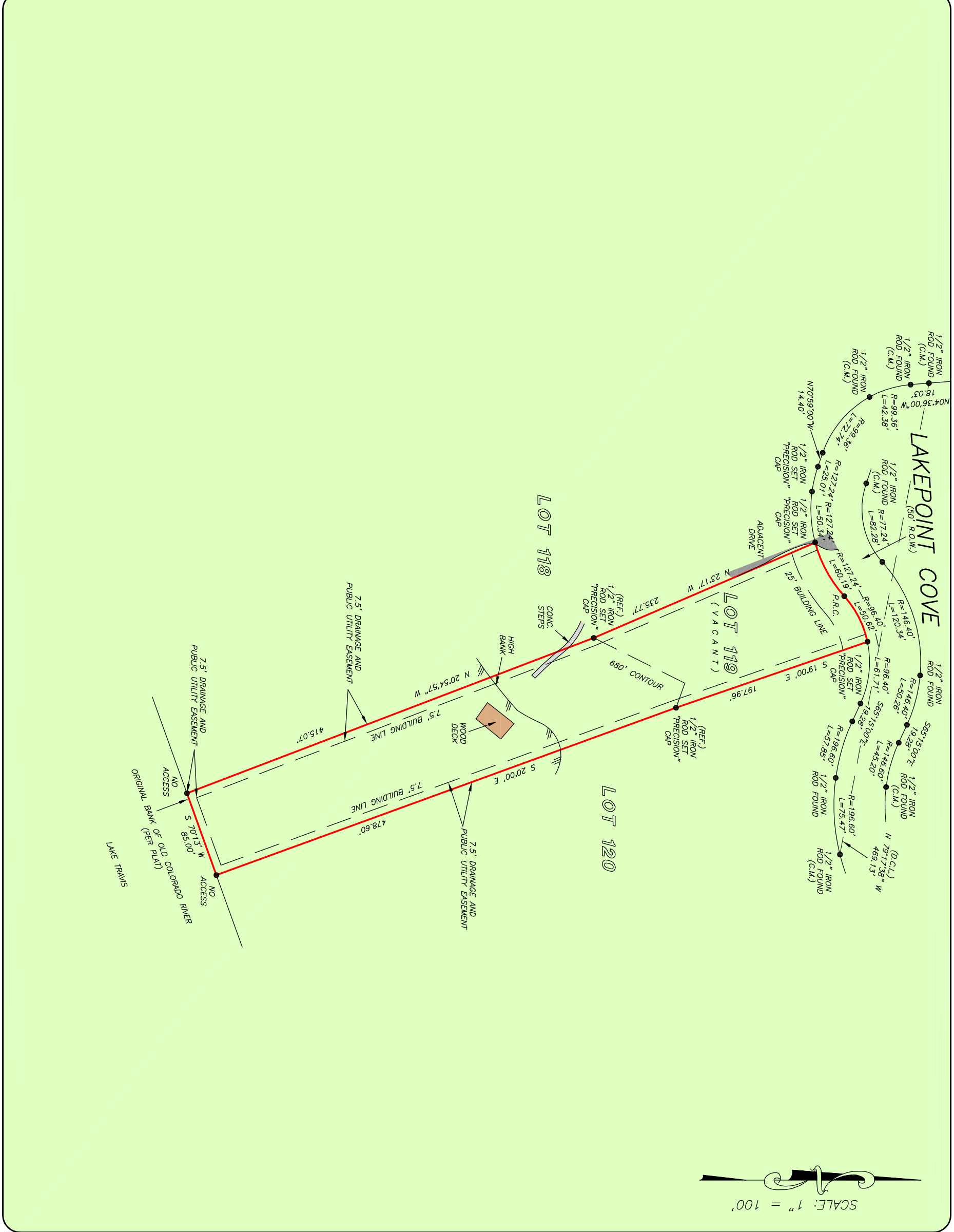
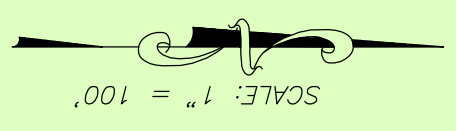


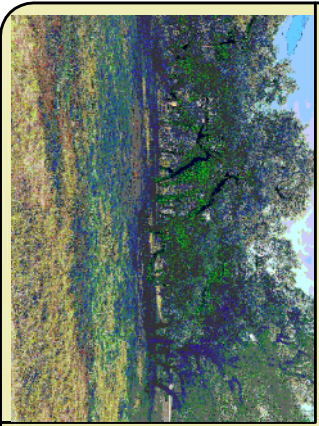
GF NO. 9992-24-525107B PATTEN TITLE
 ADDRESS: 18401 LAKEPOINT COVE
 LAGO VISTA, TEXAS 78645
 BORROWER:

LOT 119
POINT VENTURE, SECTION 1

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 48, PAGE 70 OF THE MAP RECORDS
 OF TRAVIS COUNTY, TEXAS



NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.
 NOTE: BLANKET EASEMENT GRANTED TP PERENNALES ELECTRIC
 COOPERATIVE AS PER VOL. 3810, PG. 1550.
 NOTE: RESERVED UTILITY EASEMENT OF AT LEAST 100 FEET IN WIDTH TO
 LOWER COLORADO RIVER AUTHORITY, FOR EACH AND EVERY ELECTRIC
 TRANSMISSION LINE AND TELEPHONE LINE AS PER VOL. 678, PG. 127.
 NOTE: SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS LISTED IN
 SCHEDULE B, ITEM 10 E. OF THE HEREIN REFERENCED TITLE COMMITMENT.



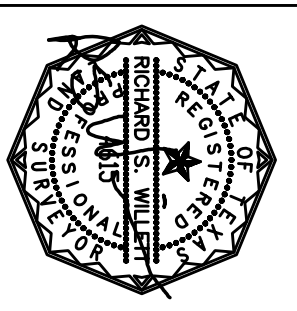
THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 NUMBER 48453C 02015 J
 MAP REVISION: 01/22/2020
 ZONE: AE
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 48, PG. 70, T.C.P.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSORBED INTO THE ABOVE REFERENCED
 TITLE COMMITMENT. THIS SURVEY WAS
 RELIED UPON IN PREPARATION OF THIS SURVEY.

RICHARD S. WILLET
 PROFESSIONAL LAND SURVEYOR
 NO. 4615
 JOB NO. SA2024-02394
 DECEMBER 09, 2024



DRAWN BY: PR



PATTEN
 TITLE COMPANY
 Real Title Solutions
 LACEY WARREN
 512-607-5020



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 FIRM NO. 10063700

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