

LAND TITLE SURVEY

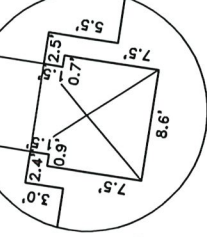
Address 405 PROSECCO PLACE, Reference JAMES D. STARKS, JR., Lot 38,

Block B, LAKEWAY HIGHLANDS, PHASE 1, SECTION 7B, a Subdivision in TRAVIS County, Texas

Texas of record in Document No. 201400281 of the Official Public Records of TRAVIS County, Texas SCALE 1"=30'

LINE BEARING DISTANCE CURVE BEARING CHORD DISTANCE ARC LENGTH RADIUS

DETAIL
(NOT TO SCALE)



① S39°00'49"W 12.74' (S39°12'47"W) (12.79')

② N41°56'23"E 74.40' 74.74' 225.00' (N42°02'06"E) (74.48') (74.83')

HORIZONTAL DATUM

TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE-4203)
NAD 83, (GORS) U.S. SURVEY FEET GEOID MODEL 12A

BUILDING SETBACK NOTES

1. ADDITIONAL BUILDING SETBACK LINES AND EASEMENTS THAT MAY AFFECT THIS LOT ARE NOT SHOWN HEREON.
2. ADDITIONAL BUILDING SETBACK LINES AFFECTED BY LOCAL ZONING ORDINANCE REQUIREMENTS AND RESTRICTIVE COVENANTS ARE NOT SHOWN HEREON.

FLOOD PLAIN NOTE

THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN ZONE "X" AS SCALED FROM FIRM MAP NUMBER 48453C0385H, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF WHICH IS FOR FLOOD INSURANCE ONLY.

P.U.E.
B.S.L.
D.E.
WOOD FENCE
CONCRETE IMPROVEMENTS
AIR CONDITIONER PAD

AC

**LAKEWAY HIGHLANDS PHASE 1, SECTION 7B
DOCUMENT NO. 201400281, O.P.R.T.C.T.**

RESTRICTIVE COVENANTS AND EASEMENTS

1. Vol. 13100, Page 373 of the Real Property Records of Travis County, Texas; and Document Numbers 2003125317, 2005011194, Official Public Records of Travis County, Texas; Development Agreement recorded in Vol. 13100, Page 373, Real Property Records, and amended in Document Numbers 2003125317, 2005011194, 2006070852, 2006147712, 2007044535, 2009056508, 2009056509, 2010041140, 2010044993, 2010045000, 2010060800, 201181824, 201191928, 2013030903, 2013030904, 2013031191, 2013187421, and 2013075562, Official Public Records of Travis County, Texas, and those notes on the plat recorded under Document No. 201400281, Official Public Records of Travis County, Texas, DO AFFECT THE SUBJECT LOT. Document Number 2014086902, Official Public Records of Travis County, Texas, DOES NOT AFFECT THE SUBJECT LOT.
- b) Building lines and/or easements as shown and/or stated on the plat recorded under Document No. 201400281, Official Public Records of Travis County, Texas, DO AFFECT THE SUBJECT LOT.
- c) A public utility easement 10' wide along and adjacent to all rights-of-way, as stated on the plat recorded under Document No. 2014002810, Official Public Records of Travis County, Texas, DOES AFFECT THE SUBJECT LOT.
- d) A public utility easement 15' wide along and adjacent to Peninsula way, as stated on the B.S.L. Plat, DOES NOT AFFECT THE SUBJECT LOT.
- e) Rights of the Lower Colorado River Authority to inundate and overflow any portion of the subject property lying below the 715' Mean Sea Level Contour Line and release of damages as set forth in instrument recorded in Vol. 661, Page 253 of the Deed Records of Travis County, Texas, DOES NOT AFFECT THE SUBJECT LOT.
- f) Easement rights as set out in Document No. 2009056508 and 2010041140, Official Public Records of Travis County, Texas, DO AFFECT THE SUBJECT LOT.
- g) All terms, conditions, and provisions of that certain Agreement dated December 19, 1997, of record in Vol. 13100, Page 373, of the Real Property Records of Travis County, Texas, as amended in Document Numbers 2003125317, 2005011194, 2006070852, 2006147712, 2007044535, 2013075562, of the Official Public Records of Travis County, Texas, DO AFFECT THE SUBJECT LOT.
- h) All terms, conditions, and provisions of that certain Affidavit regarding surface application system filed November 12, 1999, of record under Document Number 1999138171, of the Official Public Records of Travis County, Texas.(parent tract), DO AFFECT THE SUBJECT LOT.
- i) All terms, conditions, and provisions of those certain Orders of Annexation, as recorded under Document Number 2007175490 of the Official Public Records of Travis County, Texas, DO NOT AFFECT THE SUBJECT LOT.
- j) All terms, conditions, and provisions of that certain Waiver of Special Appraisal District, as recorded under Document No. 2013098639 of the Official Public Records of Travis County, Texas, DO NOT AFFECT THE SUBJECT LOT.
- k) All terms, conditions, and provisions of that certain Statutory Propane Notice, recorded in/under Document Number 2016031936 of the Official Public Records of Travis County, Texas, DO AFFECT THE SUBJECT LOT.
- l) Utility easement granted to SDD Gas Company, LLC, recorded under Document No. 2010042951, Official Public Records of Travis County,Texas, DOES AFFECT THE SUBJECT LOT.
- m) NOT REVIEWED
- n) Subject to the terms and conditions of the Notice concerning a \$50.00 charge due upon transfer of property, as set out in Document Number 2010044993 of the Official Public Records of Travis County, Texas, DO AFFECT THE SUBJECT LOT.
- o) Subject to the terms and conditions of the Notice concerning a \$50.00 charge due upon transfer of property, as set out in Document Number 2010045000 of the Official Public Records of Travis County, Texas, DO AFFECT THE SUBJECT LOT.
- p) An underground utility easement granted to Pedernales Electric Cooperative, Inc., recorded under Document No. 2012001065, Official Public Records of Travis County, Texas, BUT NO EXHIBIT IS ATTACHED "EXHIBIT A", DO AFFECT THE SUBJECT LOT. TO THE EXTENT THE SAME MAY AFFECT THE SUBJECT PROPERTY. DOCUMENT STATES EASEMENT DESCRIBED IN ATTACHED "EXHIBIT A", BUT NO EXHIBIT IS ATTACHED AND THEREFORE MAY OR MAY NOT AFFECT THE SUBJECT LOT.
- q) A 100' electric transmission and or distribution line easement located across the subject property, granted to Lower Colorado River Authority, as described in Vol. 579, Page 592, of the Real Property Records of Travis County, Texas, to the extent the same may affect the subject property, DOES NOT AFFECT THE SUBJECT LOT.
- r) A 100' electric transmission and/or distribution line easement located across the subject property, granted to the Lower Colorado River Authority, as described in Vol. 611, Page 71, of the Real Property Records of Travis County, Texas, to the extent the same may affect the subject property, DOES NOT AFFECT THE SUBJECT LOT.
- s) An electric utility easement granted to Pedernales Electric Cooperative, Inc., recorded in Vol. 9586, Page 976, Real Property Records of Travis County, Texas, to the extent the same may affect the subject property, DOES NOT AFFECT THE SUBJECT LOT.
- t) A telephone easement granted to Southwestern Bell Telephone Company, recorded in Vol. 9612, Page 279, Real Property Records of Travis County, Texas, to the extent the same may affect the subject property, DOES NOT THE SUBJECT LOT.
- u) An electric utility easement granted to Pedernales Electric Cooperative, Inc., as recorded under Document No. 2006233731 of the Official Public Records of Travis County, Texas, to the extent the same may affect the subject property, DOES NOT AFFECT THE SUBJECT LOT.
- v) An electric utility easement granted to Pedernales Electric Cooperative, Inc., as recorded under Document No. 2008160390 of the Official Public Records of Travis County, Texas, to the extent the same may affect the subject property DOES NOT AFFECT THE SUBJECT LOT.
- w) An electric utility easement granted to Pedernales Electric Cooperative, Inc., as recorded under Document No. 2008160391 of the Official Public Records of Travis County, Texas, to the extent the same may affect the subject property DOES NOT AFFECT THE SUBJECT LOT.
- x) An electric utility easement granted to Pedernales Electric Cooperative, Inc., recorded under Document Number 2015161945, Official Public Records of Travis County, Texas, DOES AFFECT THE SUBJECT LOT.
- y) A drainage and detention pond as described in Document No. 2009053209 of the Official Public Records of Travis County, Texas, to the extent the same may affect the subject property, DOES NOT AFFECT THE SUBJECT LOT.
- z) A waterline easement granted to Travis County MUD No. 12, recorded in Document No. 2013020756 of the Official Public Records of Travis County, Texas, to the extent the same may affect the subject property, DOES NOT THE SUBJECT LOT.
- aa) Location of 60' right of way across the subject property granted to Travis County, as described in Vol. 1004, Page 284, of the Real Property Records of Travis County, Texas, to the extent the same may affect the subject property, DOES NOT AFFECT THE SUBJECT LOT.
- bb) SAME AS ITEM x)
- cc) Option to purchase and/or right of first refusal in favor of Rough Hollow Development, Ltd., recorded in/under Documents Number 2015192148 of the Official Public Records of Travis County, Texas, DOES AFFECT THE SUBJECT LOT.
- dd) Subject to all charges, liens, and assessments, including that lien to secure the payment of the assessments and/or fees as set forth in that certain Declaration of Covenants, Conditions, and Restrictions and recorded under Documents Numbers 2009056508 and 2013031191 of the Official Public Records of Travis County, Texas, DO AFFECT THE SUBJECT LOT.

I HEREBY STATE THAT A SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON.

AS SURVEYED BY:
LANDMARK SURVEYING, LP
TEXAS FIRM REGISTRATION NO. 100727-00



Jackie Lee Crow
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5209
STATE OF TEXAS
CLIENT: WESTIN HOMES & PROPERTIES, L.P.
DATE: AUGUST 3, 2017
OFFICE: J. CROW
CREW: R. BONDS, H. ANDERSON
JOB #: 1234-01-04 -F.B.:1552/69
DISK: T:\WESTIN HOMES & PROPERTIES, LP\LAKEWAY HIGHLANDS P1-SEC-7B\405 Prosecco Place LOT 38 BLK B\FINAL SURVEY\Final Survey - 405 Prosecco Place.dwg

TITLE COMMITMENT NOTE

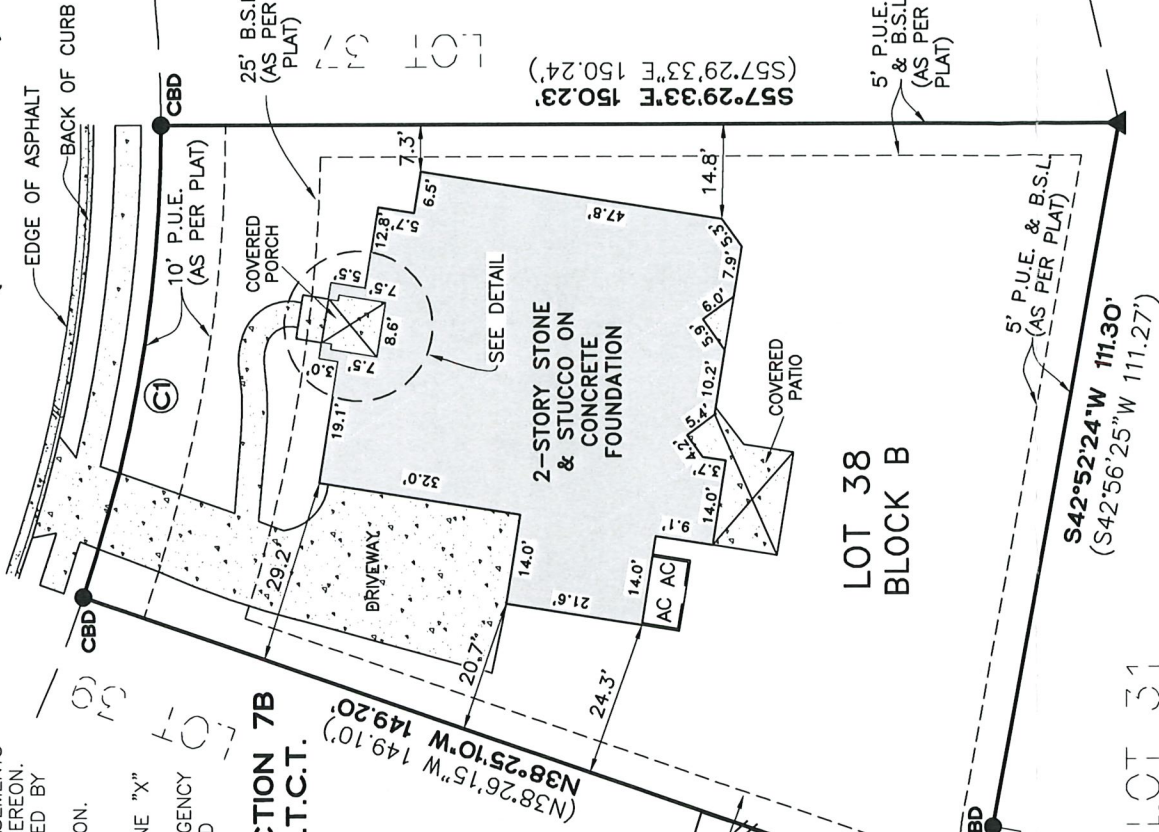
ALL EASEMENTS OF WHICH I HAVE KNOWLEDGE AND THOSE RECORDED EASEMENTS FURNISHED BY STEWART TITLE GUARANTY COMPANY ACCORDING TO FILE NO. 135946, EFFECTIVE JULY 13, 2017 ARE SHOWN OR DEPICTED HEREON. OTHER THAN VISIBLE EASEMENTS, NO UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST ARE SHOWN HEREON.



TEXAS FIRM REGISTRATION 100727-00
2205 E. 5TH STREET
AUSTIN, TEXAS 78702
PH: (512) 328-7411 FAX: (512) 328-7413

REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN.
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**PROSECCO
PLACE**
(50' R.O.W.)



**LOT 38
BLOCK B**

S42°52'24"W 111.30'
(S42°56'25"W 111.27')

LAKEWAY HIGHLANDS, PHASE 1, SECTION 7A
DOCUMENT NO. 201200130, O.P.R.T.C.T.