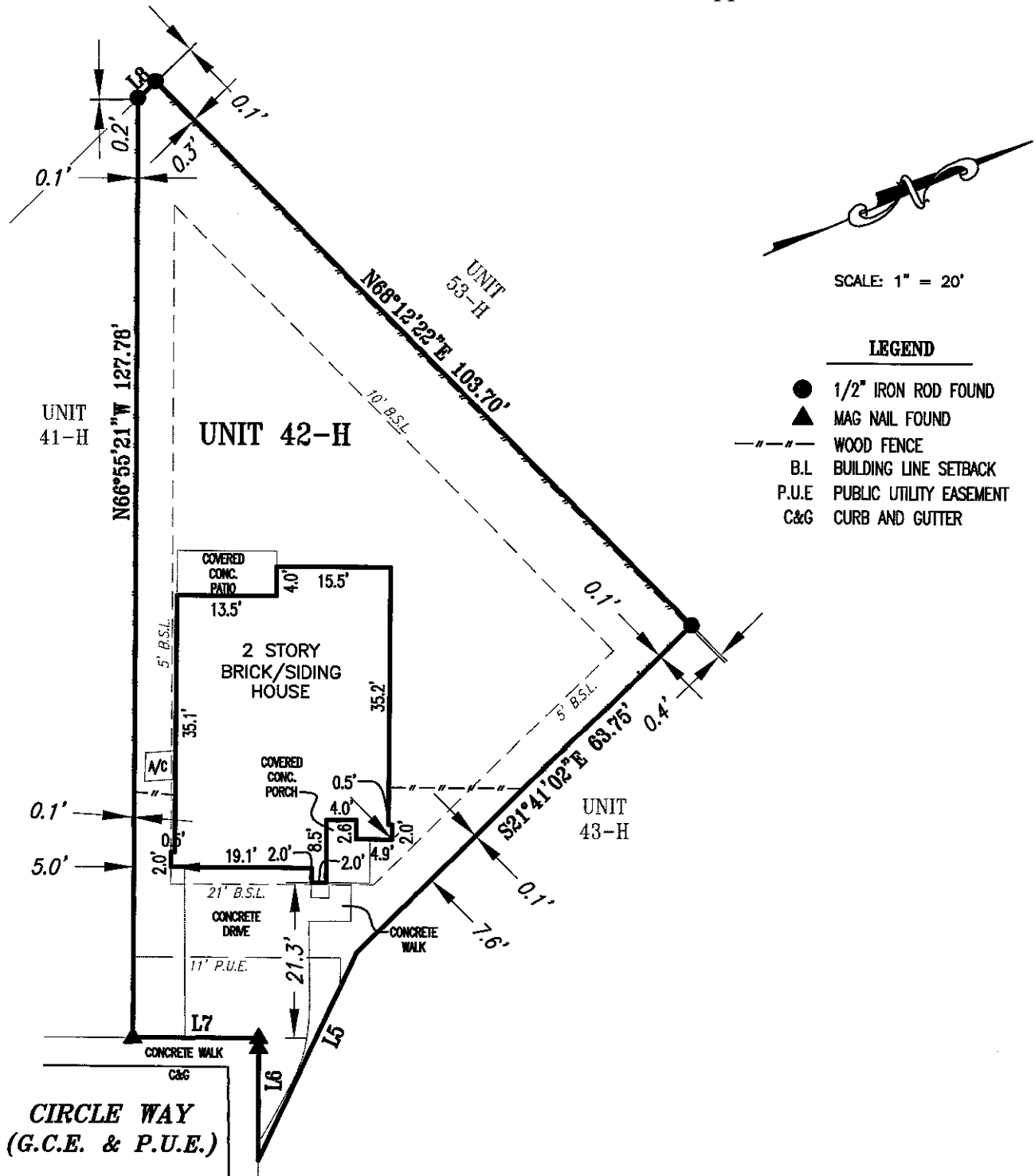


SURVEY PLAT OF

Local Address: 724 CIRCLE WAY, Jarrell, TX

Legal description: UNIT 42H, of SONTERRA I CONDOMINIUMS, a Condominium Project in Williamson County, Texas, together with an undivided interest in and to the Common Elements, as set out and defined in the Declaration of Condominium Regime in Document No. 2016002134, Official Public Records, Williamson County, Texas, along with any and all supplemental declarations thereto.



CIRCLE WAY
(G.C.E. & P.U.E.)

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-3160 www.cbdeng.com

SURVEY PLAT OF

Local Address: 724 CIRCLE WAY, Jarrell, TX

Legal description: UNIT 42H, of SONTERRA I CONDOMINIUMS, a Condominium Project in Williamson County, Texas, together with an undivided interest in and to the Common Elements, as set out and defined in the Declaration of Condominium Regime in Document No. 2016002134, Official Public Records, Williamson County, Texas, along with any and all supplemental declarations thereto.

TO: EAGLE HOME MORTGAGE, LLC., A FLORIDA LIMITED LIABILITY COMPANY, LENNAR HOMES OF TEXAS SALES AND MARKETING, LTD., A LIMITED PARTNERSHIP AND NORTH AMERICAN TITLE INSURANCE COMPANY

GF # 11466B-000247 EFFECTIVE DATE: JUNE 4, 2019

SUBJECT TO RESTRICTIVE COVENANTS AS THOSE RECORDED IN DOCUMENTS No. 2016002134, 2016031139, 2016113961, 2017013653, 2017023247, 2017114936, 2018009141, 2018009990, 2018070519 AND 2018091801, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

10.

f. UTILITY EASEMENTS AND BUILDING LINES ON EACH UNIT AS SET OUT ON THE PLAT ATTACHED TO THE DECLARATION OF CONDOMINIUM REGIME RECORDED IN DOCUMENT No. 2016002134, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

g. RIGHTS, TITLES AND INTEREST OF ANY ADJOINING PROPERTY OWNER OR LIENHOLDER, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS, IN AND TO ALL STRUCTURAL ELEMENTS THAT COMPRISE ANY PART OF THE OVERALL STRUCTURAL UNIT OF WHICH AND INDIVIDUAL CONDOMINIUM/TOWNHOUSE RESIDENCE IS A PART AND WHICH MAY BE CONSIDERED COMMON TO ALL SUCH RESIDENCES (INCLUDING BUT NOT LIMITED TO COMMON OR PARTY WALLS, COMMON ROOFS AND COMMON FOUNDATIONS); AND SUBJECT TO THE RIGHTS, ALSO, OF ADJOINING PROPERTY OWNERS IN AND TO COMMON AREAS OF USE, IF ANY, AND SUBJECT TO THE RIGHTS OF CO-OWNERS TO ANY SUCH COMMON STRUCTURES AS DETERMINED BY AN AGREEMENT TO WHICH ALL THE PROPERTY OWNERS MAY BE OR BECOME A PART OF INCLUDING BUT NOT LIMITED TO COMMUNITY STREETS, WALKS AND DRIVEWAYS.

i. SANITARY CONTROL EASEMENT AS RECORDED IN DOCUMENT NO. 2006001684, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

k. TERMS AND CONDITIONS OF THE RE-STATED AND AMENDED SURFACE & FACILITIES LEASE AGREEMENT RECORDED IN DOCUMENT NO. 2007084303, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

l. ALL TERMS, CONDITIONS, COVENANTS, EASEMENTS, RESTRICTIONS, ASSESSMENTS, MAINTENANCE CHARGES, TRANSFER FEES AND OTHER PROVISIONS AS RECORDED IN DOCUMENT No. 2016002134, 2017013653, AND 2018091801, OFFICIAL PUBLIC RECORDS, AS AMENDED, SUPPLEMENTED, REFILED AND/OR RESTATED, WILLIAMSON COUNTY, TEXAS.

m. TERMS, CONDITIONS, STIPULATIONS AND RESTRICTIONS, INCLUDING BUT NOT LIMITED TO ARBITRATION PROVISIONS, CONTAINED IN INSTRUMENT FILED FOR RECORD IN DOCUMENT NO. _____, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property IS NOT within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48491C0150E for Williamson County, Texas, dated September 26, 2008.

Dated, this the 24th day of JUNE, 2019.



AARON V. THOMASON, RPLS# 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, Texas 78749
(512) 280-5160 (512) 280-5165 (fax)
aaron@cbdeng.com

