TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST NATIONAL TITLE INSURANCE COMPANY, COMMITMENT GF NO.: 187071, WITH AN EFFECTIVE DATE OF OCTOBER 11, 2018.

TITLE LEGAL DESCRIPTION

TRACT ONE:
LOT 4, BLOCK 'B', BREAKAWAY PARK SECTION 6, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "B–B", SLIDES 244 AND 254, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT TWO:
LOT 2B, OF SUN CHASE PLAZA, REPLAT OF LOT 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET U, SLIDES 327–329, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

NOTE: THE SURVEY DEPICTS TRACT ONE FROM THE LEGAL DESCRIPTION, TRACT TWO IS NOT INCLUDED ON THIS SURVEY.

NOTES CORRESPONDING TO SCHEDULE B

(1) — THOSE RESTRICTIVE COVENANTS RECORDED IN CABINET BB, SLIDE(S) 244–245, PLAT RECORDS; CC# 2001073236, OFFICIAL PUBLIC RECORDS, WILLIAMSON, TEXAS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (TRACT ONE)(AFFECTS, BLANKET IN NATURE)

(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.):

(10F) — THE FOLLOWING EASEMENT(S) AND/OR BUILDING LINE(S) AFFECTING THE SUBJECT PROPERTY AS SHOWN ON MAP OR PLAT RECORDED IN CABINET BB, SLIDES 244–245, MAP OR PLAT RECORDS, WILLIAMSON COUNTY, TEXAS (TRACT ONE):
25 FOOT BUILDING LINE ALONG THE SOUTH AND WEST PROPERTY LINES (LOT 4)
25 FOOT BUILDING LINE ALONG THE SOUTH AND EAST PROPERTY LINES (LOT 6).
DRAINAGE EASEMENT 15 FEET IN WIDTH ALONG THE EAST PROPERTY LINE (LOT 4).
RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES AND DRIVEWAYS (BOTH LOTS).
DRIVEWAY ACCESS IS PROHIBITED TO PARMER LANE ALONG THE EAST PROPERTY LINE (LOT 6).
5 FOOT PUBLIC UTILITY EASEMENT ALONG EACH SIDE PROPERTY LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE AS TO LOT 4; 5 FOOT PUBLIC UTILITY EASEMENT ALONG THE EASTERN SIDE PROPERTY LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE AND 5 FOOT PUBLIC UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE AS TO LOT 6; TOGETHER WITH A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL REAR LOT LINES (BOTH LOTS).
PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH ALONG THE RIGHT–OF–WAY PROPERTY LINE ALONG THE SOUTH AND WEST PROPERTY LINES (LOT 4) AND SOUTH PROPERTY LINE (LOT 6).
SETBACK, WATER AND WASTEWATER, PEDESTRIAN ACCESS, LANDSCAPE AND CORRIDOR TRAIL EASEMENT 25 FEET IN WIDTH ALONG THE EAST PROPERTY LINE (LOT 6).
WASTEWATER EASEMENT 15 FEET IN WIDTH ALONG THE WEST PROPERTY LINE (LOT 6).
(AFFECTS, PLOTTED AND SHOWN)

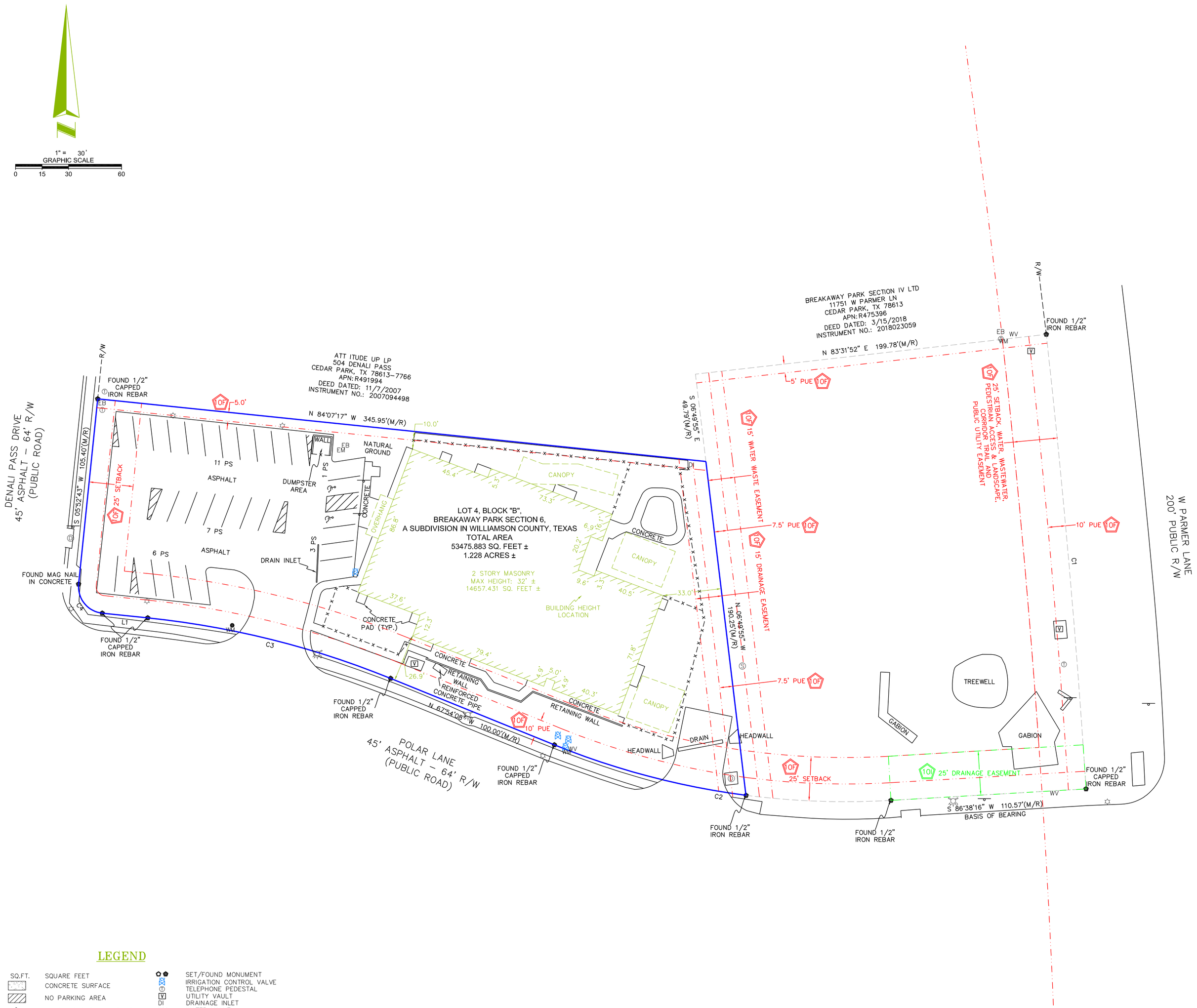
(10G) — TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN PARKLAND AGREEMENT DATED OCTOBER 3, 2001, RECORDED UNDER CC# 2001073236 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (BOTH LOTS) (TRACT ONE)
(AFFECTS, BLANKET IN NATURE)

(10I) — DRAINAGE EASEMENT GRANTED TO THE CITY OF CEDAR PARK, TEXAS BY INSTRUMENT DATED JANUARY 11, 2007 RECORDED UNDER CC# 2007003178 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (BOTH LOTS) (TRACT ONE)
(AFFECTS, PLOTTED AND SHOWN)

(10J) — UTILITY EASEMENT DATED MARCH 5, 2008, RECORDED IN CC# 2009015298. (LOT 4) (TRACT ONE)
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

STATEMENT OF ENCROACHMENTS

NONE OBSERVED

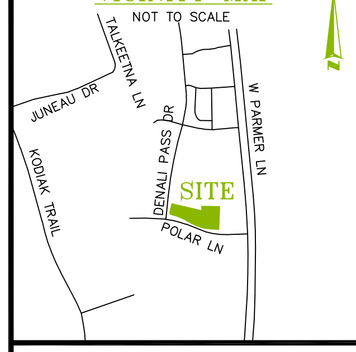


LEGEND

SQ.FT.	SQUARE FEET		SET/FOUND MONUMENT
	CONCRETE SURFACE		IRRIGATION CONTROL VALVE
	NO PARKING AREA		TELEPHONE PEDESTAL
	HANDICAP PARKING SPACE		UTILITY VAULT
PS	PARKING SPACE(S)	DI	DRAINAGE INLET
TF	TRANSFORMER	WV	WATER VALVE
AC	AIR CONDITIONER	EB	ELECTRIC BOX
WM	WATER METER		MANHOLE
EM	ELECTRIC METER		STORM MANHOLE
TR	TELEPHONE RISER		SANITARY MANHOLE
CO	CLEAN OUT		UTILITY POLE
Δ	CENTRAL ANGLE		GUY ANCHOR
L	ARC LENGTH		LIGHT POLE
R	RADIUS		FIRE HYDRANT
CB	CHORD BEARING		SIGN
C	CHORD LENGTH		BOLLARD
		OHU	OVERHEAD UTILITY LINE
		x	FENCE

VICINITY MAP

NOT TO SCALE



SHEET 1 OF 1

LAND AREA

53475.883 SQ. FEET ±
1.228 ACRES ±

PARKING

REGULAR= 28
HANDICAP= 2
TOTAL= 30

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 48491C0470E, WHICH BEARS AN EFFECTIVE DATE OF 9/26/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPSPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE PROPERTY WHICH BEARS S 86°38'16" W PER TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO POLAR LANE, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
12. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF DENALI PASS DRIVE AND POLAR LANE, WHICH IS APPROXIMATELY LOCATED AT THE SW CORNER OF THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #393516

3017 POLAR LANE

WILLIAMSON COUNTY CEDAR PARK, TEXAS

SITE PICTURE

COORDINATED BY:

AEI Consultants

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: QUATTRO CEDAR PARK, LLC; FIRST NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/31/2018. DATE OF PLAT OR MAP: 9/5/2018.

STATE OF TEXAS · REGISTERED · BRADLEY A. WELLS · 5499 · PROFESSIONAL LAND SURVEYOR

REGISTERED SURVEYOR: BRAD WELLS
PROFESSIONAL LAND SURVEYOR NO.: 5499
STATE OF: TEXAS

10/3/2018
DATED

SURVEY PREPARED BY:

BLEW AND ASSOCIATES P.A.
3825 SHILOH DRIVE
FAYETTEVILLE, AR 72703
PHONE: (479) 443 4506
FAX: (479) 582 1882
EMAIL: SURVEY@BLEWINC.COM

DATE	REVISION HISTORY	BY
10/17	CLIENT COMMENTS	HUB

SURVEYOR JOB NUMBER: 18–3045
SCALE: 1" = 30'
DRAWN BY: TS
APPROVED BY: BJM