

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY HEREON DESCRIBED AND SHOWN ON THE PERTINENT TITLE COMMITMENT OR INSTRUMENT 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, BEING A CERTAIN TRACT OF LAND CONTAINED IN CERTAIN PLATS RECORDED IN WILLIAMSON COUNTY, TEXAS, SIDS 244 AND 254, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT TWO, SUN CHASE PLAZA, REPEAT OF LOT 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET U, SIDES 327-328 PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

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



NOTES CORRESPONDING TO SCHEDULE B

1 - THOSE RESTRICTIVE COVENANTS RECORDED IN CABINET U, SLIDE 327, 9806991 AND 200016509, REAL PROPERTY RECORDS, WILLIAMSON AND WILLIAMSON COUNTY, TEXAS, BUT OMITTING ANY COVENANT, CONDITION, HANDICAP, FAMILY STATUS, OR NATIONAL, ORGAN, 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 PERSONS, (TRACT TWO)(AFFECTS, PLOTTED AND SHOWN)

2 - THE FOLLOWING EASEMENTS AND/OR BUILDING LINES AFFECTING THE SUBJECT ZONE MAP OR PLATS RECORDED IN CABINET U, SLIDE 327, 9806991 AND 200016509, REAL PROPERTY RECORDS, WILLIAMSON AND WILLIAMSON COUNTY, TEXAS: (AS TO TRACT TWO)

25 FOOT BUILDING LINE ALONG THE WESTERN PROPERTY LINE
 25 FOOT BUILDING EASEMENT THROUGH THE NORTHEASTERN CORNER PROPERTY LINE
 25 FOOT UNDISTURBED BUFFER ZONE ALONG THE MOST NORTHEASTERLY CORNER LANDSCAPE AND PUBLIC UTILITY EASEMENT ALONG THE LANDSCAPE EASEMENT OF VARIOUS FEET IN WIDTH ALONG THE WESTERN PROPERTY LINE
 10 FOOT UTILITY EASEMENT ALONG THE STREET RIGHT-OF-WAY
 9 FOOT UTILITY EASEMENT ALONG THE SIDE LOT LINES FROM THE FRONT PROPERTY LINE TO THE ALTERNATE BUILDING PROPERTY LINE
 25 FOOT UNDISTURBED BUFFER ZONE ALONG THE WESTERN PROPERTY LINE
 25 FOOT UNDISTURBED BUFFER ZONE ALONG THE WESTERN PROPERTY LINE (AFFECTS, PLOTTED AND SHOWN)

3 - RESTRICTIONS AND EASEMENTS AS RECORDED IN VOLUME 2557, PAGE 484, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT ONE)(AFFECTS, PLOTTED AND SHOWN)

4 - TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS AS RECORDED IN CC# WILLIAMSON COUNTY, TEXAS. (TRACT TWO)

5 - DECLARATION OF EASEMENTS AND RESTRICTIONS AS RECORDED IN CC# 9806991, (TRACT TWO)

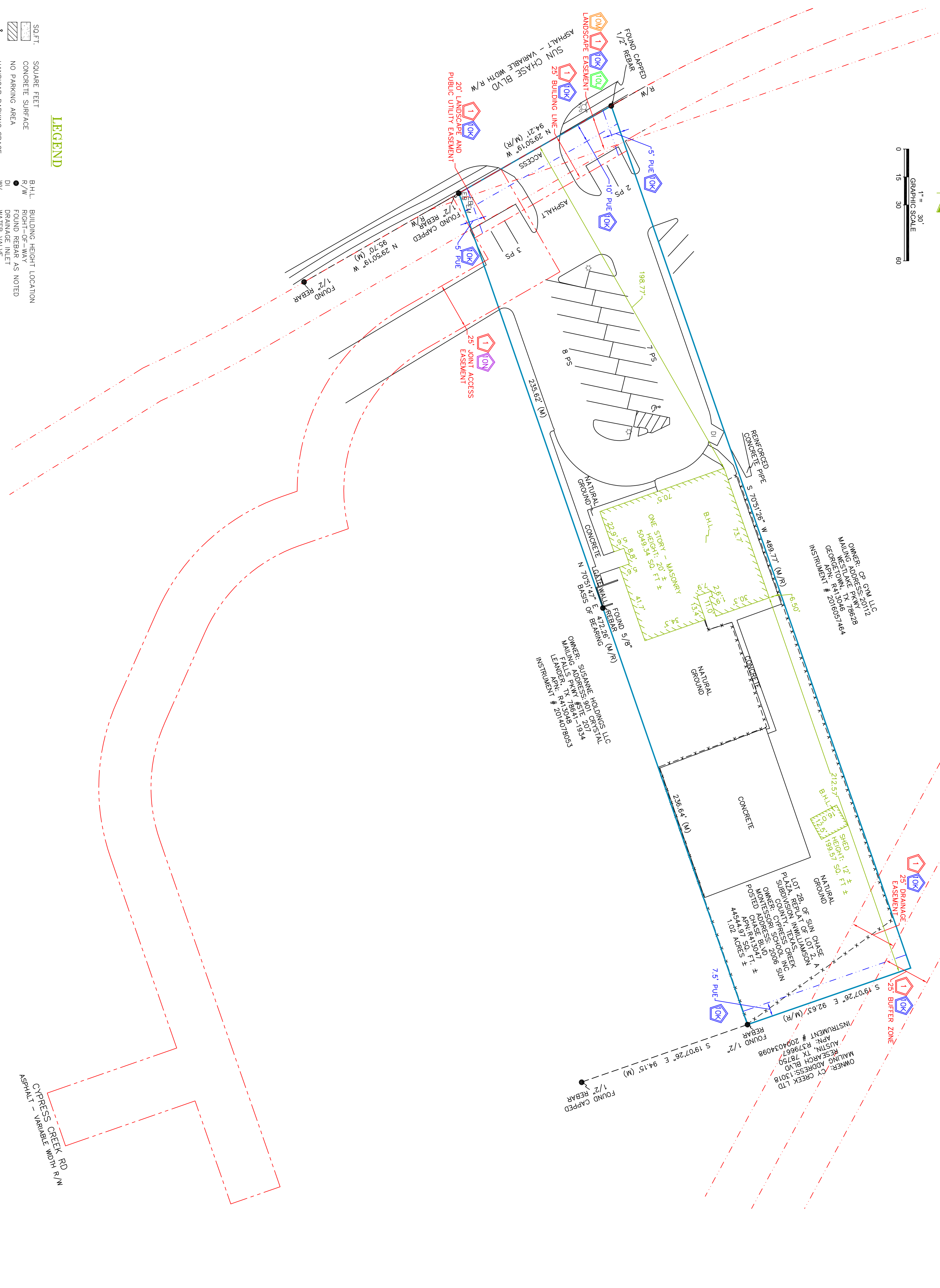
6 - EASEMENT AGREEMENT FOR UTILITIES DATED SEPTEMBER 17, 2014, (TRACT TWO)

7 - EASEMENT UNDER CC# 201407895, (TRACT TWO)

8 - EASEMENT IN FAVOR OF PERNALES ELECTRIC COOPERATIVE, INC. RECORDED UNDER CC# 2002003200, (AFFECTS, UNABLE TO PLOT DUE TO INSUFFICIENT LEGAL DESCRIPTION)

STATEMENT OF ENCROACHMENTS

NONE OBSERVED



LEGEND

- SO.FT. SQUARE FEET
- CONCRETE SURFACE
- NO PARKING AREA
- DI V. V. DRIVEWAY
- DI V. V. TRANSFORMER
- DI V. V. AIR CONDITIONER
- DI V. V. ELECTRICAL METER
- DI V. V. TELEPHONE RISER
- DI V. V. CEILING OUT
- DI V. V. ARC LENGTH
- DI V. V. RADIUS
- DI V. V. BEARING
- DI V. V. CHORD LENGTH
- B.H.L. BUILDING HEIGHT LOCATION
- R/W RIGHT-OF-WAY
- FOUND REBAR AS NOTED
- DI V. V. DRAINAGE INLET
- DI V. V. ELECTRICAL BOX
- DI V. V. TRANSFORMER
- DI V. V. AIR CONDITIONER
- DI V. V. ELECTRICAL METER
- DI V. V. TELEPHONE RISER
- DI V. V. CEILING OUT
- DI V. V. ARC LENGTH
- DI V. V. RADIUS
- DI V. V. BEARING
- DI V. V. CHORD LENGTH
- DI V. V. SIGN
- DI V. V. BOLLARD
- DI V. V. OVERHEAD UTILITY LINE
- DI V. V. FENCE

VICINITY MAP



SHEET 1 OF 1

LAND AREA
4454497 ± SQUARE FEET
1.02 ACRES ±

PARKING

REGULAR = 20
HANDICAP = 1
TOTAL = 21

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY THE TEXAS DEPARTMENT OF AGRICULTURE AND FORESTRY (TDA) AND THE TEXAS INSURANCE RATE MAP NUMBER 484030000E, WHICH BEARS AN EFFECTIVE DATE OF 09/25/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE DETERMINED THIS COMMUNITY DOES NOT LIE IN THE FLOODPLAIN.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE PROPERTY CENTRAL AS PER TEXAS STATE PLANE COORDINATE SYSTEM.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. TYPICAL UTILITY LOCATIONS ARE SHOWN. EVIDENCE RELATED TO UTILITIES, IMPROVEMENTS, AND ENCROACHMENTS LOCATED WITHIN THE SUBJECT PROPERTY ARE SHOWN. THE LOCATION OF ANY UTILITIES, IMPROVEMENTS, AND ENCROACHMENTS LOCATED WITHIN THE SUBJECT PROPERTY ARE SHOWN. THE LOCATION OF ANY UTILITIES, IMPROVEMENTS, AND ENCROACHMENTS LOCATED WITHIN THE SUBJECT PROPERTY ARE SHOWN.
2. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS, AND INDIRECT PHYSICAL ACCESS TO CYPRESS CREEK RD PER CC# 9806991, BOTH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS, OR SUBJECT PROPERTY.
3. THERE IS NO OBSERVABLE EVIDENCE OF CONSTRUCTION OF ANY BUILDING OR STRUCTURE WITHIN THE SUBJECT PROPERTY.
4. THERE IS NO OBSERVABLE EVIDENCE OF CONSTRUCTION OF ANY BUILDING OR STRUCTURE WITHIN THE SUBJECT PROPERTY.
5. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT INTERMISSIONS.
6. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY. 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, AND APPROPRIATE 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.
7. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SUN CHASE BLD. AND CYPRESS CREEK RD. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SUN CHASE BLD. AND CYPRESS CREEK RD. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SUN CHASE BLD. AND CYPRESS CREEK RD.
8. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SUN CHASE BLD. AND CYPRESS CREEK RD.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SUN CHASE BLD. AND CYPRESS CREEK RD.
10. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SUN CHASE BLD. AND CYPRESS CREEK RD.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SUN CHASE BLD. AND CYPRESS CREEK RD.
12. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SUN CHASE BLD. AND CYPRESS CREEK RD.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 393509
 CYPRESS CREEK
 2006 SUN CHASE BOULEVARD
 CEDAR PARK, TX
 WILLIAMSON COUNTY

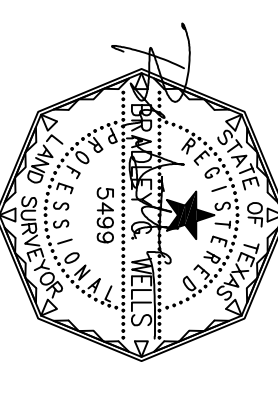
SITE PICTURE



COORDINATED BY:
 AEI CONSULTANTS
 2600 CAMINO DIABLO
 WILSON, TEXAS 76797
 PHONE: 952.746.6000
 EMAIL: SURVEY@AEIENGINEERS.COM

SURVEYOR'S CERTIFICATE

TO: QUATRO 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 ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(C), 7(D), 7(E), 7(F), 7(G), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/31/2018. DATE OF MAP: 9/5/2018.



REGISTERED SURVEYOR: DAVID WELLS
 PROFESSIONAL SURVEYOR NO.: 5199
 STATE OF TEXAS
 10/3/2018
 DATED

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER
10/17	CLIENT COMMENTS	HUB	18-3046
		1" = 30'	
		US	
		APPROVED BY:	
		BJM	

SURVEY PREPARED BY:
 BLEW AND ASSOCIATES P.A.
 3825 SHILOH DRIVE
 FARETTEVILLE, AR 72703
 PHONE: (501) 292-1882
 FAX: (501) 292-1882
 EMAIL: SURVEY@BLEW.COM