

Waterloo Surveyors Inc.
ALTA/NSPS SURVEY

LITTLE ELM TRAIL
row varies

ADDRESS:
1401 BELL BOULEVARD (as disclosed in documents provided)

LEGAL DESCRIPTION:
1.4708 ACRES OF LAND OUT OF LOT 2, BLOCK B, LITTLE ELM SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2013106218, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

THE PROPERTY SURVEYED, SHOWN AND DESCRIBED ON THE SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE RESOURCES GUARANTY COMPANY TITLE COMMITMENT NO. 1642230-BAL WITH AN EFFECTIVE DATE OF APRIL 7, 2017.

THE UNDERSIGNED DOES HEREBY CERTIFY TO TITLE RESOURCES GUARANTY COMPANY AS PER COMMITMENT NO. 1642230-BAL

LOT 2/BLOCK B IS SUBJECT TO:

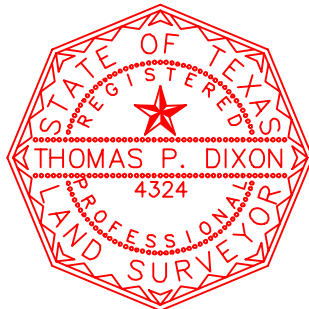
RESTRICTIVE COVENANTS AND EASEMENT RIGHTS IN DOCUMENT NOS. 2013106218 (PLAT), 20114006766, AND 2014007616, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

UNDER ITEM 10 SCHEDULE B

- (a) LIEN FOR MAINTENANCE AND/OR ASSESSMENTS AS RECORDED IN DOCUMENT NO. 2014006766, OFFICIAL PUBLIC RECORDS;
 - (b) NOTICE FOR WORKING CAPITAL ASSESSMENTS AS RECORDED IN DOCUMENT NO. 2014006766, OFFICIAL PUBLIC RECORDS, AFFECTS THE SUBJECT PROPERTY;
 - (c) TERMS, CONDITIONS, RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2014067766, OFFICIAL PUBLIC RECORDS, AFFECTS THE SUBJECT PROPERTY;
 - (d) 10 FOOT PUBLIC UTILITY EASEMENT ALONG ALL STREETS AS SHOWN ON THE PLAT, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY;
 - (e) 5 FOOT PUBLIC UTILITY EASEMENT ALONG SIDE LOT LINES AS SHOWN ON THE PLAT, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY;
 - (f) 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE REAR LOT LINE AS SHOWN ON THE PLAT AND AS SHOWN ON THE SURVEY;
 - (g) 25 FOOT LANDSCAPE AND PEDESTRIAN EASEMENT ALONG THE NORTHERLY LOT LINE AS SHOWN ON THE PLAT AND AS SHOWN ON THE SURVEY;
 - (h) 25 FOOT LANDSCAPE AND PEDESTRIAN EASEMENT ALONG THE EASTERLY LOT LINE AS SHOWN ON THE PLAT AND AS SHOWN ON THE SURVEY;
 - (i) 3.03 ACRES DETENTION AND WATER QUALITY POND (PROPOSED DRAINAGE EASEMENT) AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE PLAT AND AS SHOWN ON THE SURVEY;
 - (j) 5 FOOT UNDERGROUND SOUTHWESTERN BELL TELEPHONE EASEMENT AS RECORDED IN VOL 834/PAGE 766, 834/768, 834/770, 834/774, DEED RECORDS AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY;
 - (k) 20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED IN VOLUME 924, PAGE 431, DEED RECORDS, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY;
 - (l) 10 FOOT WATERLINE EASEMENT RECORDED IN VOLUME 1635, PAGE 964, OFFICIAL RECORDS, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY;
 - (m) 30 FOOT BY 30 FOOT EQUIPMENT STATION EASEMENT TO SOUTHWESTERN BELL IN DOCUMENT NO. 9707831, OFFICIAL RECORDS, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY;
 - (n) 80 FOOT LCRA ELECTRIC TRANSMISSION EASEMENT RECORDED IN DOCUMENT NO. 199957857, OFFICIAL PUBLIC RECORDS, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY;
 - (o) 0.201 ACRE WATER AND WASTEWATER EASEMENT AS RECORDED IN DOCUMENT NO. 2004021158, OFFICIAL PUBLIC RECORDS, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY;
 - (p) 15 FOOT PUBLIC DRAINAGE EASEMENT AS RECORDED IN DOCUMENT NO. 2013099525, OFFICIAL PUBLIC RECORDS, AND AS SHOWN ON THE PLAT, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY;
 - (q) 15 FOOT PRIVATE DRAINAGE EASEMENT AS RECORDED IN DOCUMENT NO. 2013100624, OFFICIAL PUBLIC RECORDS, DOES NOT AFFECT THE SUBJECT PROPERTY;
 - (r) ELECTRIC DISTRIBUTION SYSTEM EASEMENT AS RECORDED IN DOCUMENT NO. 2014047398, OFFICIAL PUBLIC RECORDS, IS A BLANKET TYPE EASEMENT WITH RIGHTS OF INGRESS AND EGRESS. AFFECTS THE PROPERTY;
 - (s) UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM EASEMENT AS RECORDED IN DOCUMENT NO. 2014069345, OFFICIAL PUBLIC RECORDS, IS A BLANKET TYPE EASEMENT WITH RIGHTS OF INGRESS AND EGRESS. AFFECTS THE PROPERTY;
 - (t) JOINT ACCESS AGREEMENT WITH ADJOINING CEDAR PARK VILLAS TO THE SOUTH IN DOCUMENT NO. 2014016731 AND RESTATED IN DOCUMENT NO. 2015027859, OFFICIAL PUBLIC RECORDS, AFFECTS THE SUBJECT PROPERTY FROM CEDAR PARK VILLAS TRACT;
 - (u) RECIPROCAL ACCESS EASEMENT AGREEMENT WITH CEDAR PARK VILLAS AS RECORDED IN DOCUMENT NO. 2015027858, OFFICIAL PUBLIC RECORDS, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY;
 - (v) TERMS AND CONDITIONS IN LAKELINE VILLAGE ROADWAY PHASING AGREEMENT FOR LITTLE ELM TRAIL AS RECORDED IN DOCUMENT NO. 2004027505, OFFICIAL PUBLIC RECORDS, AFFECTS THE SUBJECT PROPERTY;
 - (w) EDWARDS AQUIFER PROTECTION PLAN AS RECORDED IN DOCUMENT NO. 2014011830, OFFICIAL PUBLIC RECORDS, AFFECTS THE SUBJECT PROPERTY;
 - (x) WILLIAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN AS RECORDED IN DOCUMENT NO. 2014013788, OFFICIAL PUBLIC RECORDS, AFFECTS THE SUBJECT PROPERTY;
 - (z) INCLUSION WITHIN THE UPPER BRUSHY CREEK WC & ID #1A.
- ALL DEEDS WILLIAMSON COUNTY, TEXAS.
(aa) RIGHTS OF PARTIES IN POSSESSION
(bb) RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.
- ALL RECORDS, WILLIAMSON COUNTY, TEXAS.

GROSS LAND AREA:
1.4708 AC/64,069 SQ FT

NOTE:
PROPERTY VACANT—NO IMPROVEMENTS
NO PARKING SPACES ON SUBJECT PROPERTY
NO PARTY WALLS ON SUBJECT PROPERTY



THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS AND INCLUDED ITEMS 1,2,4,7(a),(b),(1),8,9,10(a), 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 30, 2017.

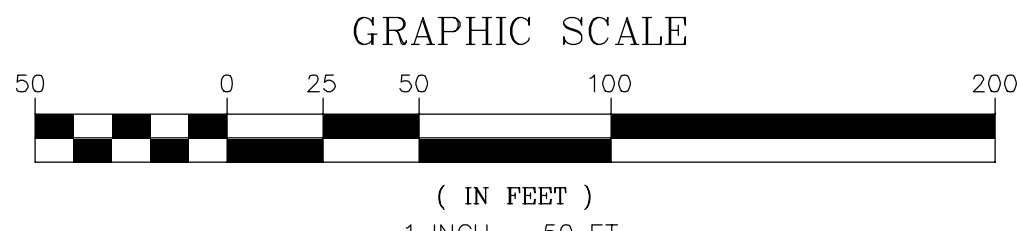
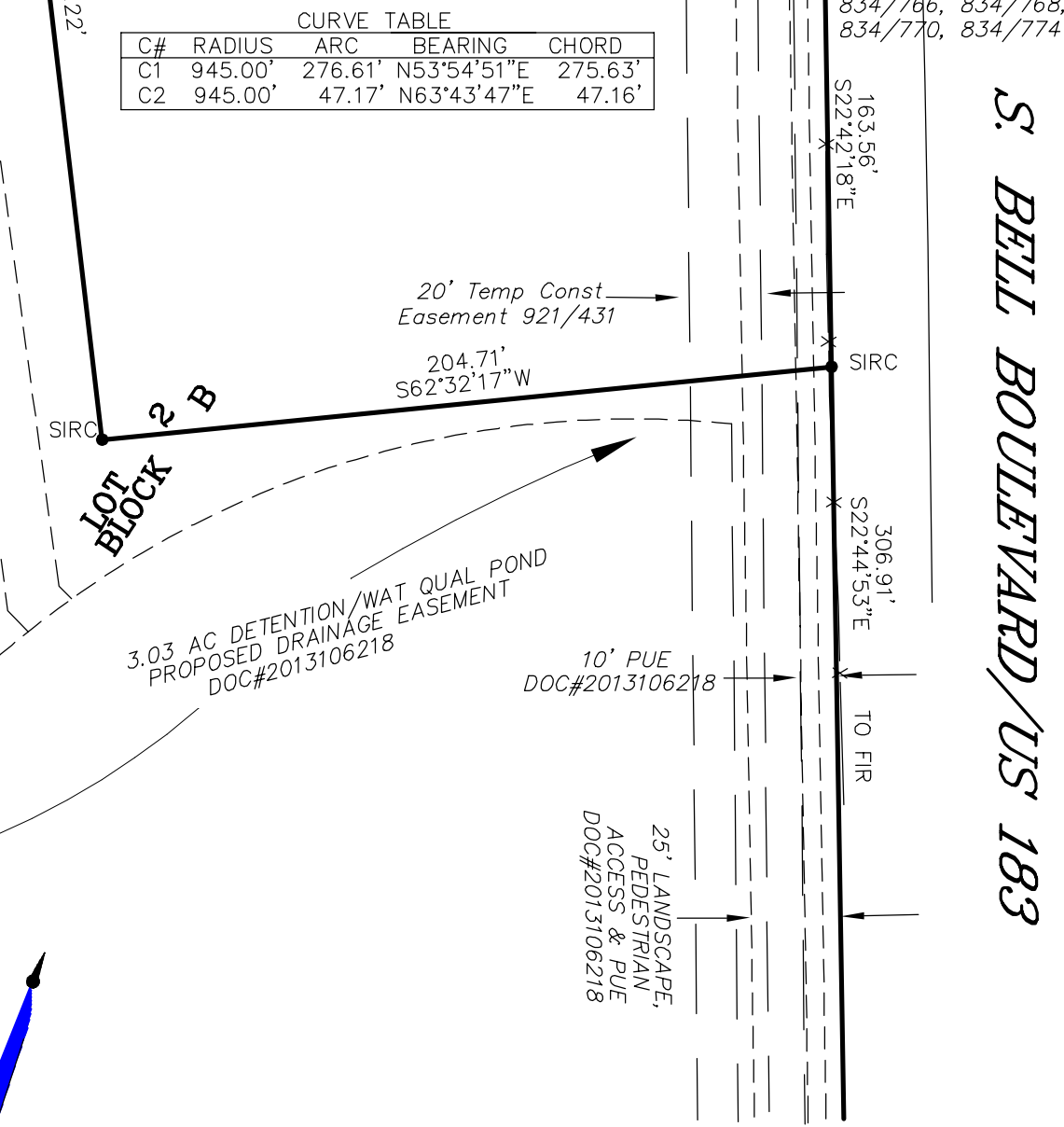
THE UNDERSIGNED DOES HEREBY CERTIFY TO RIYAZ SUNESARA AND SHAKEEL BADAPURA, AND TO 2013 LAND INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP AND TO TITLE RESOURCES GUARANTY COMPANY

Thomas P. Dixon
Thomas P. Dixon R.P.L.S. 4324
WATERLOO SURVEYORS INC.
FIRM# 10124400

- LEGEND**
- FOUND 1/2" IRON ROD W/CAP FIR C
 - SET 1/2" IRON ROD W/CAP SIRC
 - Labeled "WATERLOO RPLS 4324"
 - WIRE FENCE — X — X —
 - LIGHT POLE ⚡
 - WATER METER Ⓜ
 - CLEANOUT Ⓢ
 - SAN SEWER MANHOLE Ⓢ
 - STORM SEWER MANHOLE Ⓢ
 - CATV BOX Ⓢ
 - PHONE MANHOLE Ⓢ
 - BURIED CABLE Ⓢ
 - FIRE HYDRANT Ⓢ
 - ELECTRIC MANHOLE Ⓢ
 - NAT GAS MARKER Ⓢ
 - WATER VALVE Ⓢ
 - PUBLIC UTILITY EASEMENT PUE
 - POINT OF BEGINNING POB
- BENCHMARK BM:**
BM#1 Brass disc in concrete. CP-25
Elevation 893.91' NAVD88
CEDAR PARK MONUMENT Ⓢ
BM#2 Found spindle in 8" elm;
Elevation 907.42' NAVD88
- BEARING BASE:**
THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)
CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK
GPS OBSERVATIONS.

CURVE TABLE

C#	RADIUS	ARC	BEARING	CHORD
C1	945.00'	276.61'	N53°54'51"E	275.63'
C2	945.00'	47.17'	N63°43'47"E	47.16'



FIELD NOTES

BEING 1.4708 ACRE OF LAND OUT OF LOT 2, BLOCK B, LITTLE ELM SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2013106218, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap (lcra) found in a broken concrete monument at an angle point in the SW line of S. Bell Boulevard, being U.S. Highway 183, some being in the NE line of Lot 2, Block B, Little Elm Subdivision, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2013106218, Official Public Records, for a corner hereof;

THENCE S22°42'18"E along said highway for a distance of 163.56 feet to a 1/2" iron rod set with cap labeled (RPLS4324) at the SE corner of this 1.4708 acre tract, from which point, a 1/2" iron rod found at an angle point in said Lot 2 bears S22°44'53"E at a distance of 306.91 feet;

THENCE the following two(2) courses and distances crossing through said Lot 2 Block B:
(1) S62°32'17"W for a distance of 204.71 feet to a 1/2" iron rod with cap labeled (RPLS4324) at an angle point for the SW corner hereof;
(2) N28°29'55"W for a distance of 297.22 feet to a point in the south curving ROW of Little Elm Trail, with a radius of 945.00 feet, for the NW corner hereof;

THENCE the following three(3) courses and distances along said Little Elm Trail:
(1) 47.17 feet along the arc of said curve with a chord bearing N63°43'47"E at a distance of 47.16 feet to a 1/2" iron rod with cap(RPLS4324) set at the point of tangency, for a corner hereof;
(2) N65°07'00"E for a distance of 159.53 feet to a 1/2" iron rod with cap(RPLS4324) set at the point of curvature of a curve, curving to the right with a radius of 25.00 feet;
(3) 39.36 feet along the arc of said curve with a chord bearing S69°46'40"E at a distance of 35.42 feet to a 1/2" iron rod with cap(RPLS4324) set at the point of compound curvature of a curve, curving to the right with a radius of 2806.93 feet, in the SE line of S. Bell Boulevard, for a corner hereof;

THENCE 99.91 feet along the arc of said curve with a chord bearing S23°39'47"E at a distance of 99.90 feet to the POINT OF BEGINNING, containing 1.4708 acres of land, more or less.

State of Texas:
County of Williamson:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

And I certify that the property shown hereon is NOT within a special flood hazard area as identified by the Federal Insurance Adm.

Department of HUD Flood hazard boundary map revised as per Map No. 48491C0605E Zone: X Dated: SEPTEMBER 26, 2008
48491C0610E

Survey Dated this the 30TH day of JANUARY, 2017.

WATERLOO SURVEYORS INC.
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J15020AL2