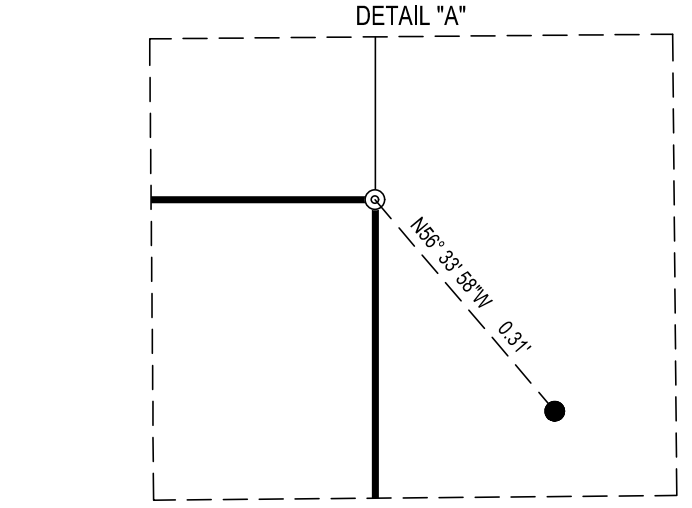
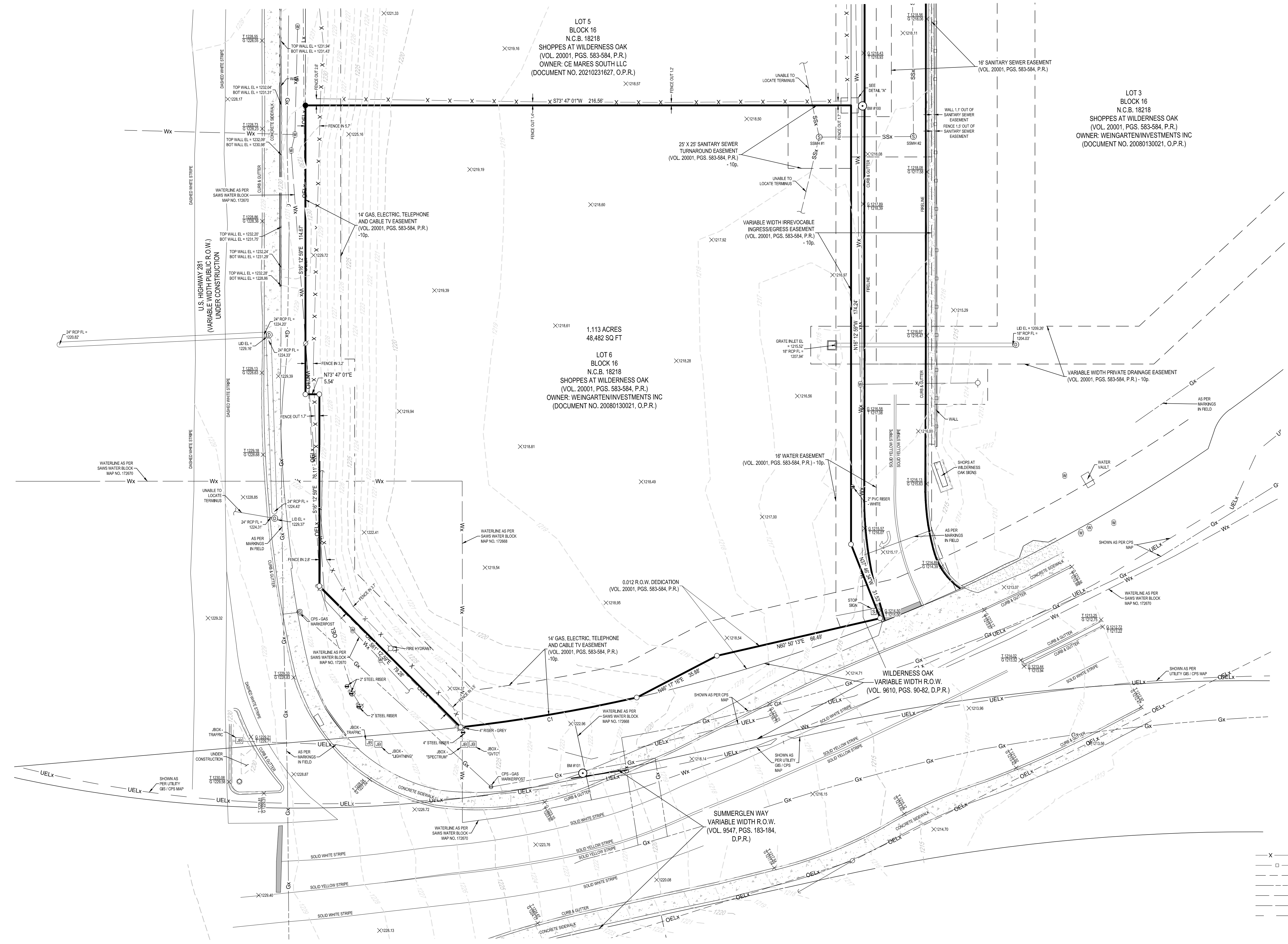
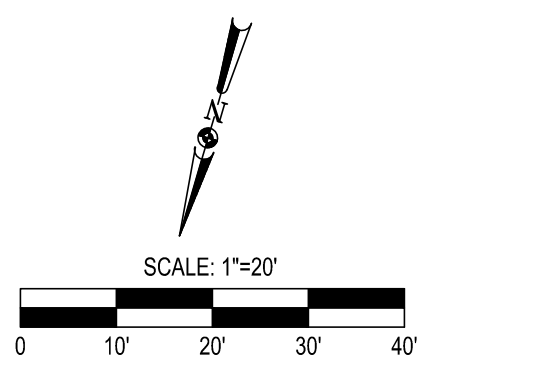


NOTES:  
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL, ZONE 4584, NORTH AMERICAN DATUM (NAD) OF 1983. SCALE FACTOR: 1.00017  
 2. REFERENCED PROPERTY IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1/2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 18107C, DATED SEPTEMBER 20, 2015.  
 3. UNDERGROUND UTILITIES WERE SCALED FROM UTILITY MAP RECEIVED FROM SAWS AND OPS AND PLACED USING PHYSICAL EVIDENCE VIEWED IN THE FIELD.  
 4. VERTICAL CONTROL SHOWN HEREON IS PER TRIMBLE VMS NETWORK, & THE NORTH AMERICAN DATUM OF 1983 (NAD 83). DEED 12A.  
 5. THERE IS EVIDENCE OF CURRENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT TRACT.  
 6. THERE IS EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIR AT TIME OF SURVEY.  
 7. THERE WERE NO BUILDINGS LOCATED ON THE SUBJECT TRACT AT TIME OF SURVEY.  
 8. NO PARKING SPACES LOCATED ON THE SUBJECT TRACT AT TIME OF SURVEY.  
 9. ADDITIONAL INFORMATION REGARDING TPOOT DRAINAGE IMPROVEMENTS HAS BEEN REQUESTED BUT NOT YET RECEIVED AT THE TIME OF THIS SURVEY.  
 10. "ON-CALL" SERVICE WAS ORDERED ON 05-09-2022. BELOW ARE THE RESPONSES FROM PROVIDERS THAT WERE NOTIFIED PER RESPONSE FROM "ON-CALL" SERVICE TO "ON-CALL" REQUEST, TICKET NO. 2208084.  
 CODE NAME RESPONSE  
 475 SPECTRUM NO RESPONSE  
 ABOVE3 ZAYO GROUP NO RESPONSE  
 CPUSL5 CPUS ENRHYD NO RESPONSE  
 QVY QUADALUPE VALLEY TELEPHONE COOPERATIVE, INC. ALL CLEAR  
 TXS1 AT&T ALL CLEAR

TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF NO. 3020-1122402, EFFECTIVE DATE MAY 24, 2022, ISSUED DATE: JUNE 7, 2022.  
 LEGAL DESCRIPTION OF LAND:  
 LOT 6, BLOCK 16, NEW CITY BLOCK 18218, SUBDIVISION PLAT OF SHOPPES AT WILDERNESS OAK, A SUBDIVISION VOLUME 2001, PAGE 583 OF DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

SCHEDULE B  
 1. RESTRICTIVE COVENANTS OF RECORD:  
 -VOLUME 2001, PAGE 583, O.P.R.  
 -VOLUME 1916, PAGE 1029, O.P.R.  
 -CLERK'S FILE NO. 20183135, O.P.R.  
 2. VOLUME 1539, PAGE 231, O.P.R. - DOES NOT INCLUDE SUBJECT TRACT  
 -MINERAL AND/OR ROYALTY INTEREST  
 -VOLUME 1547, PAGE 163, O.P.R. - DOES NOT CROSS SUBJECT TRACT  
 -VARIABLE WITH TPOOT DRAINAGE EASEMENT  
 3. VOLUME 7916, PAGE 1029, O.P.R. - INCLUDES SUBJECT TRACT. EASEMENTS PARTICULARLY DESCRIBED THEREIN DO NOT CROSS SUBJECT TRACT  
 -SECOND RESERVATION OF EASEMENTS AND DEVELOPMENT RESTRICTIONS  
 4. VOLUME 1019, PAGE 2203, O.P.R. - SEWER EASEMENT DOES NOT CROSS SUBJECT TRACT  
 -SEWER AND CONSTRUCTION EASEMENT AGREEMENT  
 VOLUME 1086, PAGE 148, O.P.R. - EASEMENT DOES NOT CROSS SUBJECT TRACT  
 -SANITARY SEWER EASEMENT AGREEMENT  
 5. VOLUME 10933, PAGE 603, O.P.R. - EASEMENT DOES NOT CROSS SUBJECT TRACT  
 -ELECTRIC AND OTHER UTILITIES EASEMENT AGREEMENT  
 6. VOLUME 10503, PAGE 700, O.P.R. - DOES NOT CROSS SUBJECT TRACT  
 -WATER EASEMENT AGREEMENT  
 7. VOLUME 11121, PAGE 284, O.P.R. - INCLUDES SUBJECT TRACT  
 -DEVELOPMENT AGREEMENT  
 8. CLERK'S FILE NO. 2018039263, O.P.R. - INCLUDES SUBJECT TRACT  
 -UTILITY SERVICE AGREEMENT  
 9. CLERK'S FILE NO. 2018015155, O.P.R. - INCLUDES SUBJECT TRACT  
 -DEED RECORDATION AFFIDAVIT  
 10. PROPERTY LIES WITHIN EDWARDS AQUIFER RECHARGE ZONE.  
 1. VOLUME 2001, PAGE 583, O.P.R. - INCLUDES SUBJECT TRACT  
 -14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - SHOWN HEREON  
 -VARIABLE WITH PRIVATE DRAINAGE EASEMENT - SHOWN HEREON  
 -16' WATER EASEMENT - SHOWN HEREON  
 -25' X 25' SANITARY SEWER TURNAROUND EASEMENT - SHOWN HEREON  
 -VARIABLE WITH IRREVOCABLE INGRESS/EGRESS EASEMENT - SHOWN HEREON. DOES NOT CROSS SUBJECT TRACT  
 -SHARED COMMON CROSS ACCESS EASEMENT  
 6. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERMISSIBLE AGRICULTURAL COMMODITIES ACT, 1927 (U.S.C. §949A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §9191 ET SEQ.) OR UNDER SIMILAR STATUTES.  
 1. VOLUME 13550, PAGE 724, O.P.R. - INCLUDES SUBJECT TRACT  
 -MINERAL AND/OR ROYALTY INTEREST  
 2. VOLUME 13550, PAGE 1079, O.P.R. - DOES NOT INCLUDE SUBJECT TRACT  
 -MINERAL AND/OR ROYALTY INTEREST  
 3. VOLUME 11121, PAGE 2817, O.P.R. - DOES NOT CROSS SUBJECT TRACT  
 -VARIABLE WITH SANITARY SEWER EASEMENT  
 4. VOLUME 1229, PAGE 514, O.P.R. - DOES NOT CROSS SUBJECT TRACT  
 -VARIABLE WITH SANITARY SEWER EASEMENT  
 5. PURCHASE OPTION AND RIGHTS OF FIRST REFUSAL IN FAVOR OF WEINGARTEN INVESTMENTS INC., A TEXAS CORPORATION CONTAINED IN DEED, FILED JUNE 7, 2022, RECORDED IN VOLUME PAGE REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS, (TO BE RECORDED AT CLOSING)

ALTA/NSPS SURVEY OF  
 A 1.113 ACRE TRACT OF LAND, BEING ALL OF LOT 6, BLOCK 16, NEW CITY BLOCK 18218, SUBDIVISION PLAT OF SHOPPES AT WILDERNESS OAK AS SHOWN ON A MAP OR PLAT THEREOF RECORDED IN VOLUME 2001, PAGES 583-584, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



LEGEND

O.R.	OFFICIAL RECORDS OF BEAR COUNTY, TEXAS
P.R.	PLAT RECORDS OF BEAR COUNTY, TEXAS
●	POINT
○	SET 1/2" IRON ROD WITH A RED 'MATKIN-HOOVER' ENGS. & SURVEY" PLASTIC CAP
○	FOUND 1/2" IRON ROD WITH AN ORANGE 'TEXAS SURVEYING, INC.' PLASTIC CAP
●	VERTICAL CONTROL POINT
○	UTILITY POLE
○	UTILITY POLE WITH GUY WIRE
○	UTILITY POLE WITH ELECTRIC TRANSFORMER
○	LIGHT POLE
○	UTILITY RISER
○	GAS VALVE
○	MARKER POST
○	JUNCTION BOX
○	SIGN
○	SANITARY SEWER MANHOLE
○	STORM DRAIN MANHOLE
○	FIRE HYDRANT
○	WATER VALVE
○	WATER METER
X-X-X-X	SILT FENCE
- - - - -	IRON FENCE
- - - - -	ELECTRIC (OVERHEAD)
- - - - -	GAS
- - - - -	WATER
- - - - -	SANITARY SEWER
- - - - -	ELECTRIC (UNDERGROUND)

**MATKIN-HOOVER**  
 ENGINEERING & SURVEYING  
 13100 W. 34th Street, Suite 100, Houston, TX 77055  
 (281) 410-1100  
 www.matkin-hoover.com

VERTICAL SITE CONTROL

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	13795227.077	2142035.788	1218.92	SBM SPNCP
101	13795512.403	2142068.453	1222.36	SBM SPNCP

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	67.07	70.99	81°11'3"	N64°11'54"E	70.91'

REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS  
 NO. 22487  
 DATE: 06/07/2017

KYLE L. PRESSLER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6233  
 FILE# PRESSLER@MATKIN-HOOVER.COM  
 CRE NO. 22487