

TITLE COMMITMENT NOTES:

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE FURNISHED BY, BENARD YOUNG, TRUSTEE; FOR THE YOUNG FAMILY REVOCABLE TRUST; ROUND ROCK-MAYS, LTD.; REPUBLIC TITLE OF TEXAS, INC., and FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 00R13014CRO, EFFECTIVE DATE: DECEMBER 20, 2000, ISSUED DATE: JANUARY 10, 2001.

THE FOLLOWING EASEMENT AND RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE B OF SAID COMMITMENT ARE AS FOLLOWS:

9. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (AS LISTED)

DOES AFFECT TRACT:

- a) JOINT USE ACCESS AND PUBLIC UTILITY EASEMENT 30 FEET IN WIDTH ACROSS THE LOT, AS SHOWN BY THE PLAT RECORDED UNDER DOCUMENT No. 2000112048 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- b) PUBLIC UTILITY EASEMENT 15 FEET IN WIDTH ALONG THE FRONT PROPERTY LINE, AS SHOWN BY THE PLAT RECORDED UNDER DOCUMENT No.2000112049 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.
- c) THE TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN DECLARATION OF DRAINAGE AND ACCESS EASEMENTS AND IMPERVIOUS COVER RESTRICTION DATED SEPTEMBER 20, 2000, RECORDED UNDER DOCUMENT No. 200014465 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- d) ANY AND ALL LEASES, RECORDED OR UNRECORDED, WITH RIGHTS OF TENANTS IN POSSESSION.
- e) RIGHTS OF PARTIES IN POSSESSION

LAND SURVEYOR'S STATEMENT:

The undersigned registered surveyor (the "Surveyor") hereby states to BENARD YOUNG, TRUSTEE; FOR THE YOUNG FAMILY REVOCABLE TRUST; ROUND ROCK-MAYS, LTD.; REPUBLIC TITLE OF TEXAS, INC., and FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 00R13014CRO, EFFECTIVE DATE: DECEMBER 20, 2000, ISSUED DATE: JANUARY 10, 2001.

- (a) this plat of survey, and the property description set forth hereon were prepared from an actual on-the-ground survey during the month of JANUARY, 2001, of the real property (the "Property") BEING A 1.18 ACRE TRACT OUT OF A 9.71 ACRE TRACT OUT OF THE ANDREW SPRECHER SURVEY, NO. 101, AS RECORDED IN VOLUME 10084, PAGE 93 OF DEED RECORDS TRAVIS COUNTY, TEXAS. ALSO, BEING KNOWN AS LOT 2, OF THE FINAL PLAT OF K2 SUBDIVISION AS RECORDED IN DOCUMENT NO. 200000247, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (b) such survey was conducted by the Surveyor, or under his direction;
- (c) all monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown;
- (d) except as shown hereon there are no observable encroachments on the Property or observable protrusions therefrom, there are no observable improvements on the Property, there are no observable easements or right-of-way either burdening or benefiting the property, and there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts;
- (e) the size, location and type of improvements, if any, are as shown hereon, and all are located within the boundaries of the Property and set back from the Property lines the distances indicated;
- (f) the distance from the nearest intersecting street or road is as shown;
- (g) the Property has no apparent access to and from a public roadway;
- (h) recorded easements listed hereon have been labeled and platted hereon;

(i) the boundaries, dimensions and other details shown hereon were made in accordance with the appropriate accuracy standards of an urban land title survey established by the American Land Title Association and the American Congress of Surveying and Mapping;

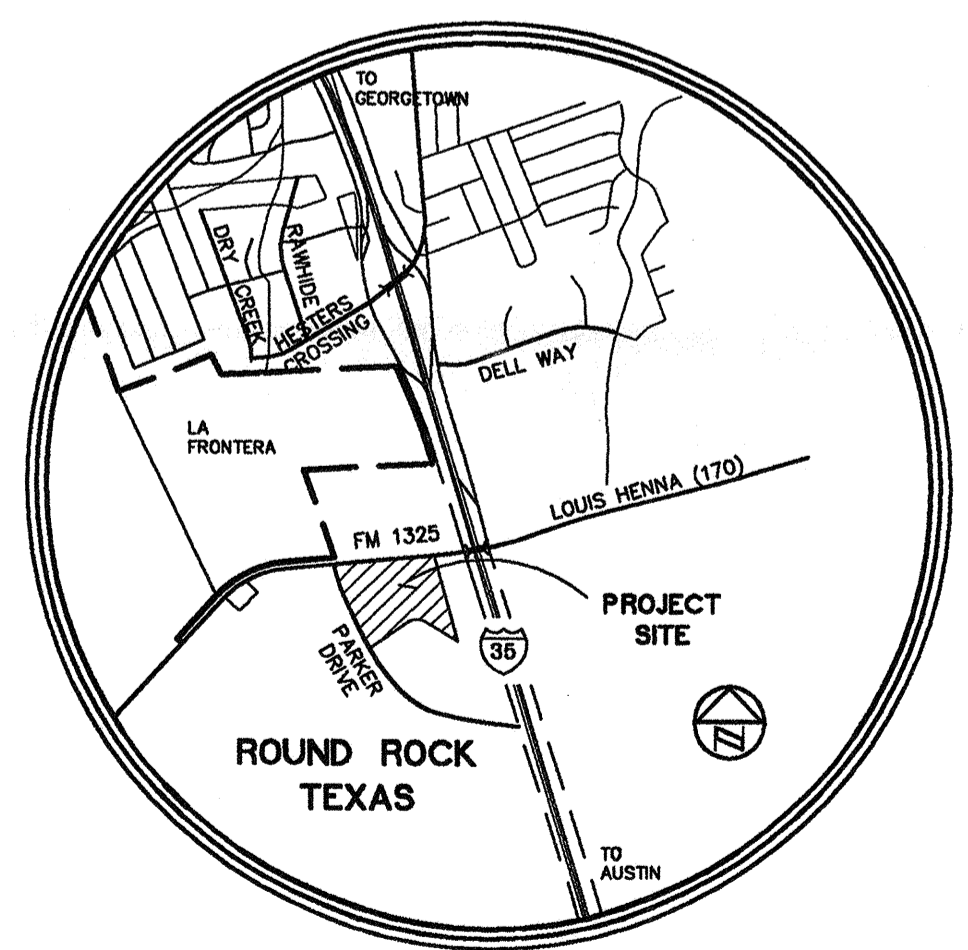
(j) I have examined the Federal Insurance Administration's Flood Hazard Map for Travis County, Texas, Map Number 48453C0110 E, effective date of June 16, 1993, said subject tract is located within a non-shaded Zone X area (area to be determined to be outside the 100-year floodplain).

WARNING: If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

The Surveyor expressly understands and agrees that: Compass Bank, N.A., Round Rock - Mays, Ltd., a Texas Limited Partnership, DDR DB Outlot, L.P., Heritage Title Company of Austin, Inc., and Chicago Title Insurance Company, are entitled to rely upon this survey being made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey," jointly established and adopted by ALTA and ACSM in 1997, and includes items 1, 2, 3, 4, 8, 10, 11a, 12, 13, & 14 of Table "A" thereof, and meets the accuracy requirements of an urban class survey.

11/8/01

Robert E. Hysmith, R.P.L.S. #5131
Texas Registered Professional Land Surveyor
5121 Bee Caves Rd. Suite 202
Austin, Texas 78746



LEGEND

●	IRON ROD FOUND as noted
○	1/2 INCH IRON ROD W/ PLASTIC CAP SET
()	RECORD BOUNDARY CALLS
EMH	ELECTRIC MANHOLE
WM	WATER METER
PP	POWER POLE
DC	DOWN GUY
CO	CLEAN OUT
VAULT	WATER VAULT
WV	WATER VALVE
LP	LIGHT POLE
WMH	WASTEWATER MANHOLE
RISER	TELE-RISER
STM-MH	STORM SEWER MANHOLE
FH	FIRE HYDRANT
GM	GAS METER
TELE-MH	TELEPHONE MANHOLE

