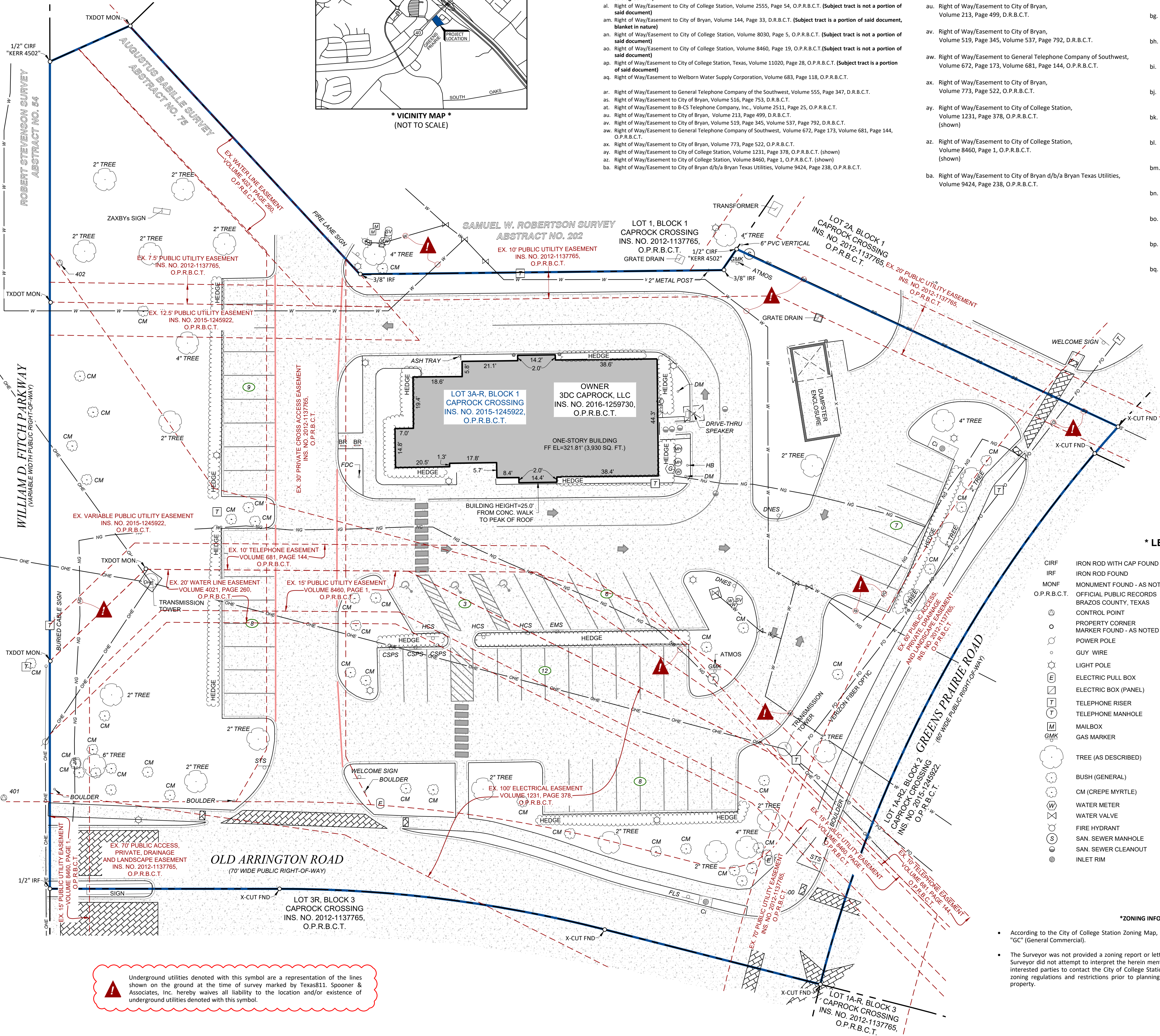
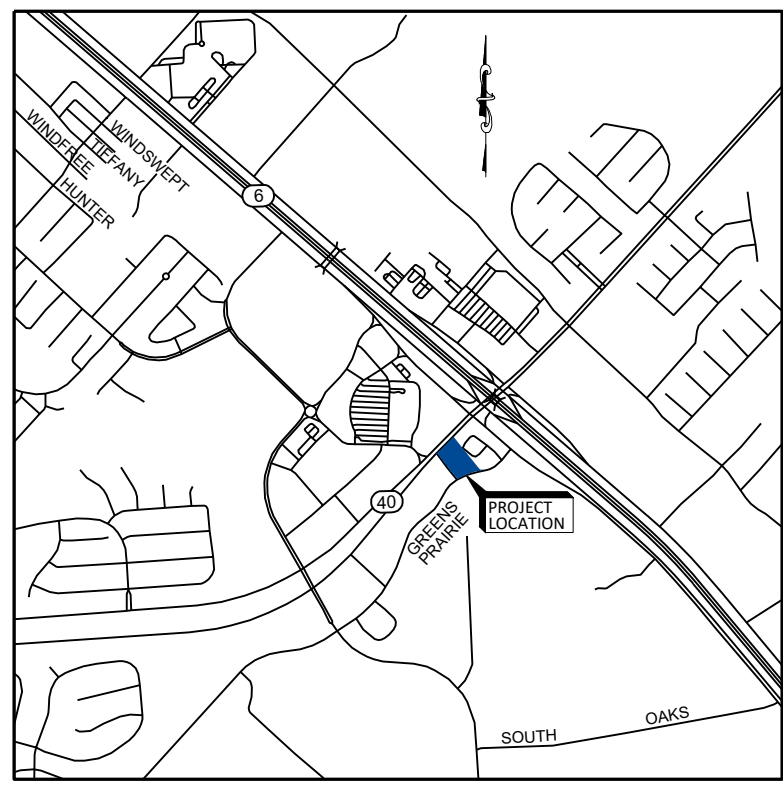


CONTROL POINT TABLE				
POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
400	MAG NAIL	10,189,797.63	3,578,665.97	315.92'
401	5/8" CIRS "S&A CONTROL"	10,190,021.86	3,578,472.67	321.89'
402	5/8" CIRS "S&A CONTROL"	10,190,158.70	3,578,623.43	321.48'
403	5/8" CIRS "S&A CONTROL"	10,189,933.15	3,578,859.94	317.91'



\* TITLE COMMITMENT NOTES \*

This ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by Chicago Title Insurance Company, G.F. No. sct-48-4300112104873-RJ, having an effective date of February 22, 2021 and issued March 8, 2021, and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.

Schedule "B" Items

- ah. Tracts 5, 6 and 7: Easements, restrictions, reservations, covenants, zoning ordinances, set back lines, and/or dedication of roads, if any, as shown on the plat of Caprock Crossing as recorded in Volume 12991, Page 26, Doc No. 1245922, Volume 12714, Page 71, Volume 11676, Page 242, Official Public Records of Brazos County, Texas, and/or Restrictions as recorded in Volume 11676, Page 242, Volume 11999, Page 294, Volume 12000, Page 1, Volume 11522, Page 1, Volume 12898, Page 279, Volume 13182, Page 217, O.P.R.B.C.T. and as set out and/or defined by the City of College Station, Brazos County, Texas. (Subject to)
- ai. Maintenance Charges and the Lien, Volume 11676, Page 242, O.P.R.B.C.T. (Subject tract is a portion of said document)
- aj. Right of Way/Easement to Texas Hotel Management, L.P., Volume 7589, Page 171, O.P.R.B.C.T. (Subject tract is not a portion of the said document)
- ak. Reciprocal Easement Agreement, Volume 11522, Page 1, O.P.R.B.C.T. (Subject tract is a portion of Exhibit A-1 in said agreement)
- al. Right of Way/Easement to City of College Station, Volume 2555, Page 54, O.P.R.B.C.T. (Subject tract is not a portion of said document)
- am. Right of Way/Easement to City of Bryan, Volume 144, Page 33, D.R.B.C.T. (Subject tract is a portion of said document, Market in nature)
- an. Right of Way/Easement to City of College Station, Volume 8030, Page 5, O.P.R.B.C.T. (Subject tract is not a portion of said document)
- ao. Right of Way/Easement to City of College Station, Volume 8460, Page 19, O.P.R.B.C.T. (Subject tract is not a portion of said document)
- ap. Right of Way/Easement to City of College Station, Texas, Volume 11020, Page 28, O.P.R.B.C.T. (Subject tract is a portion of said document)
- aq. Right of Way/Easement to Wellborn Water Supply Corporation, Volume 683, Page 118, O.P.R.B.C.T.
- ar. Right of Way/Easement to General Telephone Company of the Southwest, Volume 555, Page 347, D.R.B.C.T.
- as. Right of Way/Easement to City of Bryan, Volume 516, Page 753, D.R.B.C.T.
- at. Right of Way/Easement to B-CS Telephone Company, Inc., Volume 2511, Page 25, O.P.R.B.C.T.
- au. Right of Way/Easement to City of Bryan, Volume 213, Page 499, D.R.B.C.T.
- av. Right of Way/Easement to City of Bryan, Volume 519, Page 345, Volume 537, Page 792, D.R.B.C.T.
- aw. Right of Way/Easement to General Telephone Company of Southwest, Volume 672, Page 173, Volume 681, Page 144, O.P.R.B.C.T.
- ax. Right of Way/Easement to City of Bryan, Volume 773, Page 522, O.P.R.B.C.T.
- ay. Right of Way/Easement to City of College Station, Volume 1231, Page 378, O.P.R.B.C.T. (shown)
- az. Right of Way/Easement to City of College Station, Volume 8460, Page 1, O.P.R.B.C.T. (shown)
- ba. Right of Way/Easement to City of Bryan d/b/a Bryan Texas Utilities, Volume 9424, Page 238, O.P.R.B.C.T.

\* TITLE COMMITMENT NOTES \*

- ap. Right of Way/Easement to City of College Station, Texas, Volume 11020, Page 28, O.P.R.B.C.T.
- aq. Right of Way/Easement to Wellborn Water Supply Corporation, Volume 683, Page 118, O.P.R.B.C.T.
- ar. Right of Way/Easement to General Telephone Company of the Southwest, Volume 555, Page 347, D.R.B.C.T.
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- av. Right of Way/Easement to City of Bryan, Volume 519, Page 345, Volume 537, Page 792, D.R.B.C.T.
- aw. Right of Way/Easement to General Telephone Company of Southwest, Volume 672, Page 173, Volume 681, Page 144, O.P.R.B.C.T.
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- ay. Right of Way/Easement to City of College Station, Volume 1231, Page 378, O.P.R.B.C.T. (shown)
- az. Right of Way/Easement to City of College Station, Volume 8460, Page 1, O.P.R.B.C.T. (shown)
- ba. Right of Way/Easement to City of Bryan d/b/a Bryan Texas Utilities, Volume 9424, Page 238, O.P.R.B.C.T.

\* TITLE COMMITMENT NOTES \*

- bb. Right of Way/Easement to Wellborn Special Utility District, Volume 4021, Page 260, O.P.R.B.C.T. (shown)
- bc. Right of Way/Easement to City of Bryan, Volume 5148, Page 289, O.P.R.B.C.T.
- bd. Right of Way/Easement to City of College Station, Volume 10672, Page 86, O.P.R.B.C.T.
- be. Right of Way/Easement to Wellborn Water Supply, Volume 273, Page 408, D.R.B.C.T.
- bf. Right of Way/Easement to City of Bryan, Volume 141, Page 481, D.R.B.C.T.
- bg. Right of Way/Easement to Wellborn Special Utility District, Volume 3768, Page 30, O.P.R.B.C.T.
- bh. Right of Way/Easement to City of College Station, Volume 7546, Page 269, O.P.R.B.C.T.
- bi. Right of Way/Easement to Public, Volume 11473, Page 224, O.P.R.B.C.T.
- bj. Right of Way/Easement to City of College Station, Volume 5876, Page 292, O.P.R.B.C.T.
- bk. Right of Way/Easement to Wellborn Special Utility District, Volume 3989, Page 133, O.P.R.B.C.T.
- bl. Right of Way/Easement to City of Bryan, Volume 5356, Page 176, O.P.R.B.C.T.
- bm. Right of Way/Easement to City of College Station, Volume 5876, Page 289, O.P.R.B.C.T.
- bn. Right of Way/Easement to City of College Station, Volume 11019, Page 281, O.P.R.B.C.T.
- bo. Right of Way/Easement to City of College Station, Volume 11020, Page 1, O.P.R.B.C.T.
- bp. Right of Way/Easement to Public, Volume 11574, Page 127, O.P.R.B.C.T.
- bq. Mineral Deed to Texas Hotel Management, L.P., Volume 8361, Page 276, O.P.R.B.C.T.

\* TITLE COMMITMENT NOTES \*

- br. All oil, gas and other minerals and royalties of every kind and character, together with all rights, privileges and immunities to State of Texas, Volume 863, Page 231, O.P.R.B.C.T.
- bs. All oil, gas and other minerals and royalties of every kind and character, together with all rights, privileges and immunities to Brazos Texas Land Development, LLC, Volume 11472, Page 94, O.P.R.B.C.T.
- bt. All oil, gas and other minerals and royalties of every kind and character, together with all rights, privileges and immunities to Timothy J. Crowley, Volume 5440, Page 147, O.P.R.B.C.T.
- bu. All oil, gas and other minerals and royalties of every kind and character, together with all rights, privileges and immunities to Cities Service Company, Volume 498, Page 666, D.R.B.C.T.
- bv. All oil, gas and other minerals and royalties of every kind and character, together with all rights, privileges and immunities to Cities Service Company and Gas Corporation, Volume 585, Page 714, D.R.B.C.T.
- bw. All oil, gas and other minerals and royalties of every kind and character, together with all rights, privileges and immunities to OXY Cities Service NGU, Volume 882, Page 754, O.P.R.B.C.T.
- bx. Mineral, Groundwater and Sub-Surface Easement Reservation with Surface Waiver in Correction Warranty Deed to J Bar Me and Associates, Ltd., Volume 5684, Page 247, O.P.R.B.C.T.
- by. Royalty Reservation in Warranty Deed with Vendor's Lien to Jerry Shelton and wife, Rosa Shelton, Volume 255, Page 54, D.R.B.C.T.
- bz. All oil, gas and other minerals and royalties of every kind and character, together with all rights, privileges and immunities to J.E. Marsh, Volume 103, Page 279, D.R.B.C.T.
- ca. All oil, gas and other minerals and royalties of every kind and character, together with all rights, privileges and immunities to Don B. Mauro, Volume 597, Page 609, D.R.B.C.T.
- cb. Oil, Gas and Mineral Lease by and between Myrtle Elizabeth Williams, et al, as Lessor, and Grand Energy, et al, as Lessee, Volume 3258, Page 130, O.P.R.B.C.T.
- cc. All oil, gas and other minerals and royalties of every kind and character, together with all rights, privileges and immunities to Tom Hansen Company, Volume 487, Page 122, D.R.B.C.T.
- cd. Right of Way/Easement to Wellborn Special Utility District, Volume 13033, Page 186, O.P.R.B.C.T.
- ce. Right of Way/Easement to Wellborn Special Utility District, Volume 12951, Page 32, O.P.R.B.C.T.
- cf. Right of Way/Easement to Public, Volume 13010, Page 265, O.P.R.B.C.T.

\* LEGAL DESCRIPTION \*

Tract 5:  
Lot 3A-R, Block 1, Caprock Crossing, City of College Station, according to plat thereof recorded in Document No. 01245922, Volume 12991, Page 26, of the Official Records of Brazos County, Texas.

Tract 6 (EASEMENT ESTATE):  
Reciprocal Easement described in Reciprocal Easement Agreement with Covenants, Conditions and Restrictions dated July 30, 2013 and recorded in Volume 11522, Page 1, Official Records of Brazos County, Texas.

Tract 7 (EASEMENT ESTATE):  
Non-exclusive easement for ingress and egress as more particularly set forth in Access Easement Declaration, dated October 23, 2015 and recorded in Volume 13010, Page 265, Official Records, Brazos County, Texas.

\* GENERAL NOTES \*

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas Central Zone 4203, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 10,189,961.65 and E: 3,578,660.99 using a combined scale factor of 1.00009550. All areas shown hereon are calculated based on surface measurements.
- Vertical control is NAVD88 established from City of College Station benchmark ID 138, having a published elevation of 297.55'.
- This survey was prepared with the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- Pursuant to Table A, Item 3, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48041C0325E; map revised May 16, 2012, for Brazos County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Pursuant to Table A, Item 9, the number of clearly identifiable parking spaces on surface parking areas, lots and in parking structures are as follows: 50 regular spaces and 3 handicap spaces.
- Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. Provided information combined with Texas811 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- Pursuant to Table A, Item 16, the Surveyor did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork.
- Pursuant to Table A, Item 17, the Surveyor has no knowledge of any changes in street right-of-way lines either completed or proposed. Surveyor hereby advises all interested parties to consult with the City of College Station concerning this subject prior to planning, designing or constructing improvements near any right-of-way.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named hereon.
- All manhole / vault invert data provided hereon (eg. pipe sizes, pipe types, flowline elevations) is measured or estimated from the top of the structure by field crew personnel. While reasonable precautions are always taken, Spooner & Associates expressly assumes no liability for the risk of obtaining incorrect values inherent when making indirect measurements or estimates. No underground utility structures are entered by Spooner personnel to obtain measurements due to safety concerns.
- All visible underground utilities that were marked from Texas One Call 811 are shown on this survey. Underground Sewer, Water and Storm Drain lines shown are from visible evidence and provided utility plans. Pipe sizes of all underground utilities were unknown at the time of survey.
- The size or shape of the tree/bush symbols included hereon do not necessarily represent the actual size and shape of the corresponding trees/bushes or their canopies. They represent location only.
- UAV imagery captured May 3, 2021.

\* SURVEYOR'S STATEMENT \*

To: TEXAS PROPERTIES, LLC and CHICAGO 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 2021 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on April 30, 2021.

PRELIMINARY  
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
8/24/2021 12:48 PM

Eric S. Spooner, R.P.L.S.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900

Date



ALTAINSPS SURVEY OF  
LOT 3A-R, BLOCK 1, CAPROCK CROSSING, AN  
ADDITION TO THE CITY OF COLLEGE STATION,  
BRAZOS COUNTY, TEXAS  
952 WILLIAM D. FITCH PKWY



DATE: 05-11-2021

S&A JOB NO. 21088

SCALE: 1" = 20'

DRAWN BY: R. OSMENT

CHECKED BY: E. SPOONER

REVISIONS:



SHEET  
1  
OF 1