

SCHEDULE B ITEMS:

- 10a. Rights of parties in possession. (Affects Subject Tract)
- 10b. Not a survey matter.
- 10c. Not a survey matter.
- 10d. Easement and Right of Way dated March 16, 1953, recorded in Volume 770, Page 53, Deed Records, Hidalgo County, Texas. (Blanket)
- 10e. Unrecorded leases and the rights of tenants thereto as disclosed by instrument dated June 12, 2003, filed July 2, 2003, under Clerk's File No. 1216652, Official Records, Hidalgo County, Texas. (Affects Subject Tract)
- 10f. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2. (Affects Subject Tract)
- 10g. All right, title and interest, including but not limited to fee simple title, owned or claimed to be owned by HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. (Affects Subject Tract)
- 10h. Easements and reservations as may appear upon the recorded map and dedication of said subdivision. (Affects Subject Tract)
- 10i. Minimum floor elevation; fifteen foot (15') minimum setback line along the front; ten foot (10') minimum setback line along the rear; twenty foot (20') minimum setback line along the sides; twenty foot (20') utility and irrigation easement along the South side; ten foot (10') utility easement along the West side; fifteen foot (15') utility easement along the East side; five foot (5') utility easement along the North side; as per map or plat recorded in Volume 42, Page 104, Map Records, Hidalgo County, Texas. (Plotted)

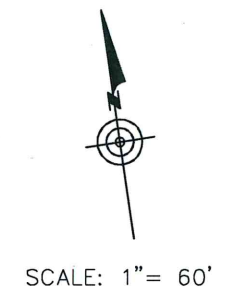
10j. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Affects Subject Tract)

10k. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the Insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of Hidalgo County, Texas, prior to the date hereof. (Affects Subject Tract)

10l. Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made in good faith and without knowledge of any defects in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy. (Affects Subject Tract)

10m. Liability hereunder at the date hereof is limited to \$1,800,000.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the Insured as improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy. (Affects Subject Tract)

LEGEND	
	- SET 1/2 INCH IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING"
	- FD. 1/2 INCH IRON ROD
	- FENCE
	- POWER LINE
	- GRATE INLET
	- PROPANE TANK
	- BOLLARD
	- LIGHT POLE
	- POWER POLE
	- GUY WIRE
	- SIGN
	- WATER METER
	- ELECTRIC METER
	- WATER VALVE
	- FIRE HYDRANT
	- A.C. UNIT
	- LOT LINE
	- PROPERTY LINE
M.R.H.C.T.	- MAP RECORDS HIDALGO COUNTY, TEXAS
D.R.H.C.T.	- DEED RECORDS HIDALGO COUNTY, TEXAS
O.R.H.C.T.	- OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
M.B.S.L.	- MINIMUM BUILDING SETBACK LINE
VOL.	- VOLUME
PGS.	- PAGES
R.O.W.	- RIGHT OF WAY



PLAT SHOWING

ALL OF LOT ONE (1), FRESH TEX SUBDIVISION, AN ADDITION TO THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 42, PAGE 104, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GF#: 941607

ADDRESS: 13TH STREET
ALAMO, TEXAS

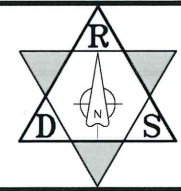
SURVEYED: MAY 2, 2022

REQUESTED BY: TBT REAL ESTATE INVESTMENTS, LLC

FLOOD ZONE DESIGNATION: ZONE "C"
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

5-03-22
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



RIO DELTA SURVEYING

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T.B.P.E.L.S. FIRM # 10013900