

EXCEPTIONS FROM COVERAGE

IN ADDITION TO THE EXCLUSIONS AND CONDITIONS AND STIPULATIONS, YOUR POLICY WILL NOT COVER LOSS, COSTS, ATTORNEY'S FEES AND EXPENSES RESULTING FROM:

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION.):
THOSE RECORDED IN VOLUME 9705, PAGE 165, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR ANY OVERLAPPING OF IMPROVEMENTS, UPON RECEIPT OF AN APPROVED SURVEY, SCHEDULE B, ITEM 2 MAY BE MODIFIED TO READ IN ITS ENTIRETY, "SHORTAGES IN AREA" (LOAN POLICY ONLY OR OWNER'S TITLE POLICY WITH PRESCRIBED PREMIUM.)
- HOMESTEAD OR COMMUNITY PROPERTY OR SURVIVORSHIP RIGHTS, IF ANY, OF ANY SPOUSE OF ANY INSURED. (APPLIES TO THE OWNER'S POLICY ONLY.)
- ANY TITLES OR RIGHTS ASSERTED BY ANYONE, INCLUDING, BUT NOT LIMITED TO, PERSONS, THE PUBLIC, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES.
 - TO TIDELANDS, OR LANDS COMPRISING THE SHORES OR BEDS OF NAVIGABLE OR PERENNIAL RIVERS AND STREAMS, LAKES, BAYS, GULFS, OR OCEANS, OR
 - TO LANDS BEYOND THE LINE OF THE HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY ANY GOVERNMENT, OR
 - TO FILLED-IN LANDS, OR ARTIFICIAL ISLANDS, OR
 - TO STATUTORY WATER RIGHTS, INCLUDING RIPARIAN RIGHTS, OR
- TO THE AREA EXTENDING FROM THE LINE OF MEAN LOW TIDE TO THE LINE OF VEGETATION, OR THE RIGHTS OF ACCESS TO THAT AREA OR EASEMENT ALONG AND ACROSS THAT AREA. (APPLIES TO THE OWNER'S POLICY ONLY.)
- STANDBY FEES, TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR THE YEAR 2021 AND SUBSEQUENT YEARS; AND SUBSEQUENT TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR PRIOR YEARS DUE TO CHANGE IN LAND USAGE OR OWNERSHIP, BUT NOT THOSE TAXES OR ASSESSMENTS FOR PRIOR YEARS BECAUSE OF AN EXEMPTION GRANTED TO A PREVIOUS OWNER OF THE PROPERTY UNDER SECTION 11.13, TEXAS TAX CODE, OR BECAUSE OF IMPROVEMENTS NOT ASSESSED FOR A PREVIOUS TAX YEAR. (IF TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-2R) IS ISSUED, THAT POLICY WILL SUBSTITUTE "WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO DATE OF POLICY" IN LIEU OF "FOR THE YEAR 2021 AND SUBSEQUENT YEARS.")
- THE TERMS AND CONDITIONS OF THE DOCUMENTS CREATING YOUR INTEREST IN THE LAND.
- MATERIALS FURNISHED OR LABOR PERFORMED IN CONNECTION WITH PLANNED CONSTRUCTION BEFORE SIGNING AND DELIVERING THE LIEN DOCUMENT DESCRIBED IN SCHEDULE A, IF THE LAND IS PART OF THE HOMESTEAD OF THE OWNER. (APPLIES TO THE LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN ONLY, AND MAY BE DELETED IF SATISFACTORY EVIDENCE IS FURNISHED TO US BEFORE A BINDER IS ISSUED.)
- LIENS AND LEASES THAT AFFECT THE TITLE TO THE LAND, BUT THAT ARE SUBORDINATE TO THE LIEN OF THE INSURED MORTGAGE. (APPLIES TO LOAN POLICY T-2 ONLY.)
- THE EXCEPTIONS FROM COVERAGE AND EXPRESS INSURANCE IN SCHEDULE B OF THE TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-2R). (APPLIES TO TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-2R) ONLY.)

SEPARATE EXCEPTIONS 1 THROUGH 8 OF THIS SCHEDULE B DO NOT APPLY TO THE TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE. (T-2R)

- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
 - RIGHTS OF PARTIES IN POSSESSION. (OWNER TITLE POLICY ONLY)
 - BUILDING SETBACK LINE, 25 FEET IN WIDTH, ALONG THE FRONT PROPERTY LINE, AS RECORDED IN VOLUME 9705, PAGE 165, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND AS SHOWN ON SURVEY PREPARED BY TERRY T. RUDDICK, RPLS NO. 4943, OF (USI) URBAN SURVEYING INC., JOB NO. S18904.01, DATED SEPTEMBER 26, 2012. (AFFECTS SUBJECT TRACT - AS SHOWN ON SURVEY)
 - ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT, 14 FEET IN WIDTH, ALONG THE FRONT PROPERTY LINE, AS RECORDED IN VOLUME 9705, PAGE 165, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND AS SHOWN ON SURVEY PREPARED BY TERRY T. RUDDICK, RPLS NO. 4943, OF (USI) URBAN SURVEYING INC., JOB NO. S18904.01, DATED SEPTEMBER 26, 2012. (AFFECTS SUBJECT TRACT - AS SHOWN ON SURVEY)
 - INGRESS & EGRESS SHARED COMMON CROSS ACCESS EASEMENT, VARIABLE FEET IN WIDTH, AS SHOWN ON PLAT RECORDED IN VOLUME 9705, PAGE 165, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT TRACT - AS SHOWN ON SURVEY)
 - PRIVATE DRAINAGE EASEMENT, VARIABLE FEET IN WIDTH, AS SHOWN ON PLAT RECORDED IN VOLUME 9705, PAGE 165, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT TRACT - AS SHOWN ON SURVEY)
 - PRIVATE DRAINAGE EASEMENT, 28 FEET IN WIDTH, AS SHOWN ON PLAT RECORDED IN VOLUME 9705, PAGE 165, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT TRACT - AS SHOWN ON SURVEY)
 - PRIVATE DRAINAGE EASEMENT, 22 FEET IN WIDTH, AS SHOWN ON PLAT RECORDED IN VOLUME 9705, PAGE 165, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT TRACT - AS SHOWN ON SURVEY)
 - PRIVATE SANITARY SEWER EASEMENT, 10 FEET IN WIDTH, AS SHOWN ON PLAT RECORDED IN VOLUME 9705, PAGE 165, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT TRACT - AS SHOWN ON SURVEY)
 - DRAINAGE CHANNEL EASEMENT GRANTED TO STATE OF TEXAS, BY INSTRUMENT RECORDED IN VOLUME 4717, PAGE 75, OF THE DEED RECORDS, BEXAR COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
 - SANITARY CONTROL EASEMENT RECORDED IN VOLUME 6818, PAGE 55, OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (BLANKET EASEMENT) (AFFECTS SUBJECT TRACT - BLANKET EASEMENT)
 - ELECTRIC AND GAS EASEMENT GRANTED TO CITY OF SAN ANTONIO, BY INSTRUMENT RECORDED IN VOLUME 6865, PAGE 1198, OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND AS SHOWN ON SURVEY PREPARED BY TERRY T. RUDDICK, RPLS NO. 4943, OF (USI) URBAN SURVEYING INC., JOB NO. S18904.01, DATED SEPTEMBER 26, 2012. (AFFECTS SUBJECT TRACT - AS SHOWN ON SURVEY)
 - DECLARATION OF ACCESS AND UTILITY EASEMENT AND SIGN EASEMENT RECORDED IN VOLUME 15870, PAGE 2051, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN VOLUME 9705, PAGE 165, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT TRACT - AS SHOWN ON SURVEY)
 - RIGHT OF WAY AND EASEMENT AGREEMENT GRANTED TO SOUTH COMAL WATER SUPPLY CORPORATION, BY INSTRUMENT RECORDED IN UNDER DOCUMENT NO. 20200191600, OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT TRACT - AS SHOWN ON SURVEY)
 - THOSE MATTERS AS SHOWN ON SURVEY PREPARED BY TERRY T. RUDDICK, RPLS NO. 4943, OF (USI) URBAN SURVEYING INC., JOB NO. S18904.01, DATED SEPTEMBER 26, 2012, AS FOLLOWS:
 - 14' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT ALONG THE FRONT PROPERTY LINE AS SHOWN ON PLAT RECORDED IN VOLUME 9538, PAGE 81, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT TRACT - AS SHOWN ON SURVEY)
 - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

FIELD NOTE DESCRIPTION

A DESCRIPTION OF A 4.35 ACRE (189,344 SQ. FT.) TRACT OF LAND, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9705, PAGE 165, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, (D.P.R.B.C.T.), AND ALSO BEING DESCRIBED IN RELEASE RECORDED IN VOLUME 15905, PAGE 837, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, (O.P.R.B.C.T.), OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266, COUNTY BLOCK 4864, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 1/2-INCH IRON ROD WITH PLASTIC YELLOW CAP ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, (VARIABLE RIGHT-OF-WAY) RECORDED IN VOLUME 9720, PAGE 123, (D.P.R.B.C.T.), THE NORTHWEST CORNER A CALLED 1.55 ACRE TRACT, RECORDED IN VOLUME 9569, PAGE 43, (D.P.R.B.C.T.), ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE GRID COORDINATE NAD 83, TEXAS SOUTH CENTRAL ZONE (N: 13,801,406.67; E: 2,142,678.53);

THENCE: NORTH 06°42'18" EAST, ALONG AND WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 21.62 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC GREEN CAP MARKED "UP ENG & SURVEY", THE SOUTHWEST CORNER OF A CALLED 1.756 ACRE, RECORDED IN VOLUME 9538, PAGE 81, (D.P.R.B.C.T.), THE WESTERMOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG AND WITH THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED 1.756 ACRE TRACT, THE FOLLOWING (5) FIVE COURSES AND DISTANCES:

- NORTH 89°42'47" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 199.96 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC GREEN CAP "UP ENG & SURVEY", AN ANGLE OF SAID 1.756 ACRE TRACT, AN ANGLE OF THE HEREIN DESCRIBED TRACT;
- SOUTH 88°54'43" EAST, A DISTANCE OF 180.81 FEET TO A FOUND 1/2-INCH IRON ROD WITH PLASTIC YELLOW CAP, THE SOUTHEAST CORNER OF SAID 1.756 ACRE TRACT, AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- NORTH 01°50'40" EAST, A DISTANCE OF 147.56 FEET TO A FOUND 1/2-INCH IRON ROD WITH PLASTIC YELLOW CAP, THE EASTERMOST NORTHEAST CORNER OF A SAID 1.756 ACRE TRACT, AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- NORTH 83°15'51" WEST, A DISTANCE OF 167.70 FEET TO A FOUND 1/2-INCH IRON ROD WITH PLASTIC YELLOW CAP, AN INTERIOR CORNER OF SAID 1.756 ACRE TRACT, A CORNER OF THE HEREIN DESCRIBED TRACT;
- NORTH 06°44'09" EAST, A DISTANCE OF 83.86 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC GREEN CAP MARKED "UP ENG & SURVEY", ON THE SOUTH LINE OF A CALLED 0.72 OF AN ACRE TRACT, RECORDED IN VOLUME 9720, PAGE 123, (D.P.R.B.C.T.), THE NORTHERNMOST NORTHEAST CORNER OF SAID 1.756 ACRE TRACT, THE NORTHERNMOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

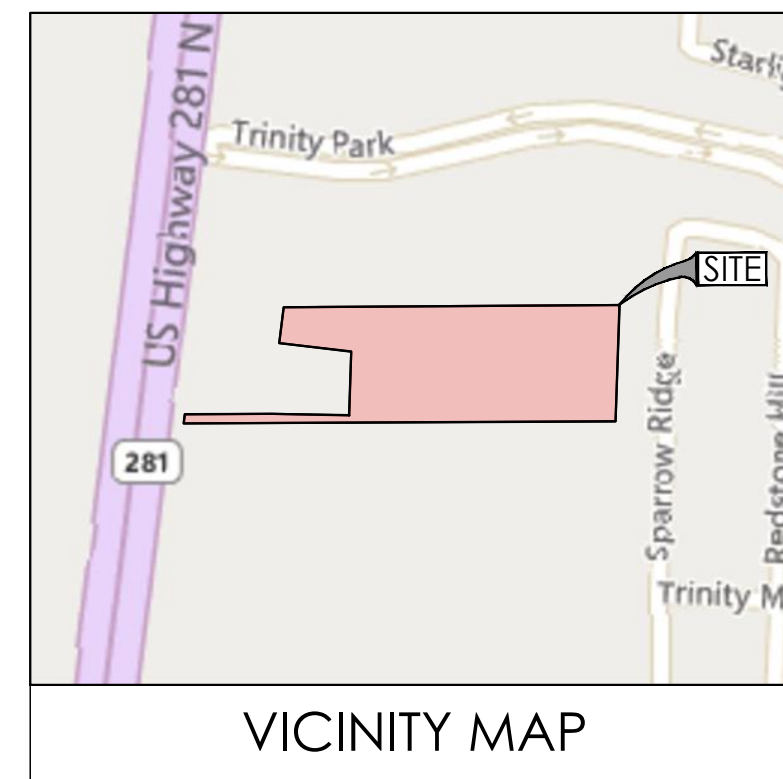
THENCE: NORTH 89°37'11" EAST, ALONG AND WITH THE EAST LINE OF SAID 0.72 OF AN ACRE TRACT, A DISTANCE OF 777.95 FEET TO A FOUND 1/2-INCH IRON ROD WITH PLASTIC YELLOW CAP, ON THE SOUTHEAST CORNER OF A CALLED 5.445 ACRE TRACT, RECORDED IN VOLUME 18910, PAGE 2128, (O.P.R.B.C.T.), WEST LINE OF BLOCK 4 OF TRINITY OAKS, UNIT 1, COUNTY BLOCK 4864, RECORDED IN VOLUME 9561, PAGES 175-178, (D.P.R.B.C.T.), THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 01°54'45" WEST, ALONG AND WITH THE COMMON LINE OF SAID BLOCK 4, TRINITY OAKS, UNIT 1, A DISTANCE OF 269.75 FEET TO A FOUND 1/2-INCH IRON ROD, THE NORTHEAST CORNER OF A CALLED 26.77 ACRE TRACT, RECORDED IN VOLUME 15871, PAGE 2290, (O.P.R.B.C.T.), THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 89°42'43" WEST, ALONG AND WITH THE NORTH LINE OF SAID 26.77 ACRE TRACT, AND LOT 2 OF SAID 1.55 ACRE TRACT, A DISTANCE OF 1000.24 FEET TO THE POINT OF BEGINNING CONTAINING 4.35 ACRES (189,344 SQ. FT.), MORE OR LESS.

GENERAL NOTES:

- INSTRUMENT NUMBER REFERENCE: VOL. 9705, PAGE 165, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND VOL. 15905, PAGE 837, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- BEARING BASIS = TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 NORTH AMERICAN DATUM OF 1983 (2011)
- SUBJECT PROPERTY CONTAINS: 4.35 ACRE TRACT (189,344 SQ. FT.)
- THIS SURVEY WAS COMPLETED USING TITLE COMMITMENT FILE NO. 1216149 WITH AN EFFECTIVE DATE OF APRIL 19, 2021 AT 9:41 A.M., ISSUED DATE OF MAY 03, 2021 AT 12:05 P.M. PROVIDED BY STEWART TITLE GUARANTY COMPANY.
- THE FEMA FLOOD INSURANCE RATE MAP 48029C0265H, EFFECTIVE ON JUNE 19, 2020. AREA OF MINIMAL FLOOD HAZARD (ZONE X) BASED OFF OF THE FEMA FLOOD HAZARD INFORMATION MAP SERVICE CENTER.

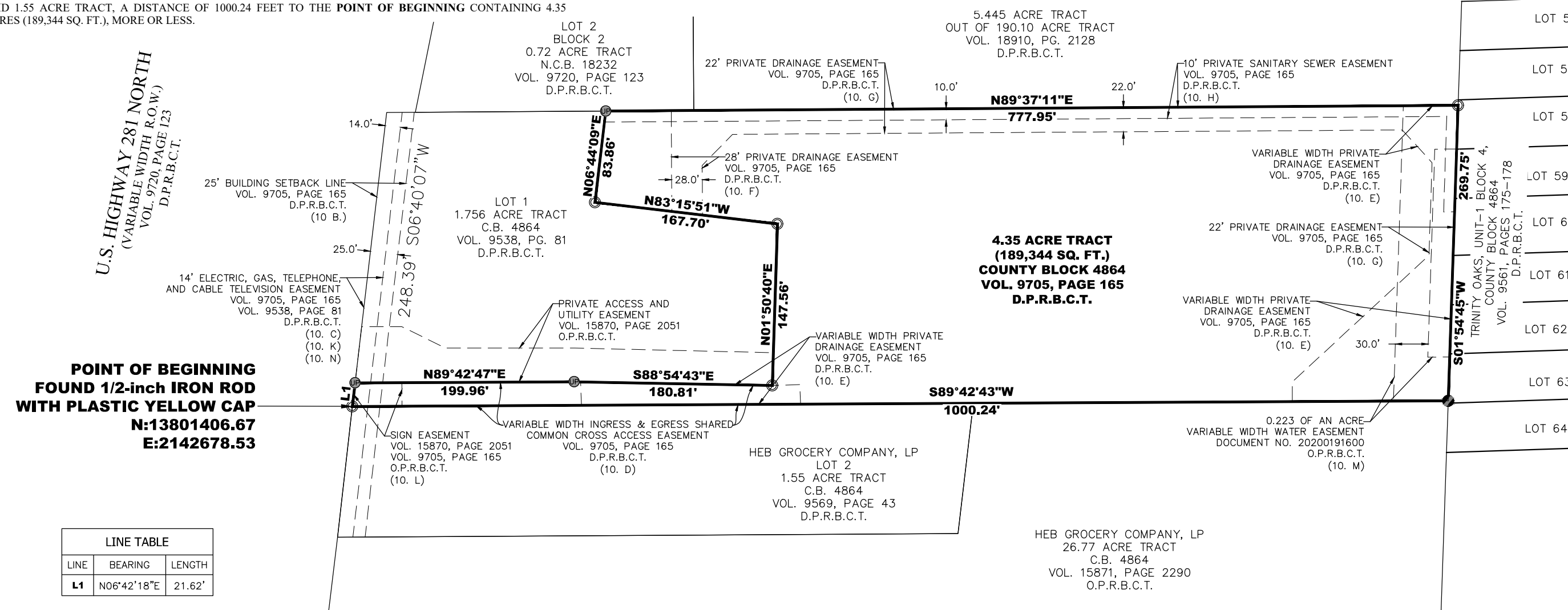


NOT TO SCALE

LEGEND

- = PROPERTY LINE
- = EXISTING BOUNDARY
- - - = EXISTING EASEMENT
- = SET 1/2" IRON ROD WITH PLASTIC GREEN CAP "UP ENG & SURVEY"
- = FOUND 1/2" IRON ROD WITH PLASTIC YELLOW CAP
- = FOUND 1/2" IRON ROD - NO CAP
- R.O.W. = RIGHT-OF-WAY
- VOL. = RIGHT-OF-WAY
- N.C.B. = NEW CITY BLOCK
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266, COUNTY BLOCK 4864, BEXAR COUNTY, TEXAS

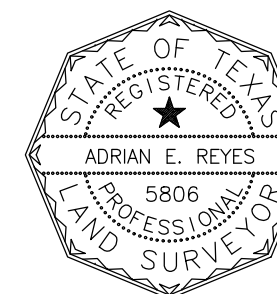


CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO TL SHORT PROPERTIES, THAT HE IS A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, AND FURTHER THAT:

THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND SURVEY BY ME AND/OR EMPLOYEES UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, NO VISIBLE ENCROACHMENTS HAVE BEEN FOUND EXCEPT AS NOTED ON THE FOREGOING SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A SPECIFICATIONS FOR A TSPS CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.



Adrian E. Reyes

ADRIAN E. REYES R.P.L.S., Texas No. 5806

Date: 05/05/2021

PROJECT NO. 213.00	REVISIONS: 05-05-2021 - PRIVATE ACCESS AND UTILITY EASEMENT (CLIENT PROVIDED DEED INSTRUMENT)	PREPARED FOR: TL SHORT PROPERTIES	SCALE: 1"=100' 100 50 0 100	TSPS Category 1A, Condition II Land Title Survey of a 4.35 Acre (189,344 Sq. Ft.) Tract Bexar County, Texas	UP ENGINEERING + SURVEYING 11903 JONES MALTSBERGER RD, SUITE 102 SAN ANTONIO, TX 78216 TEL 210-774-5504 WWW.UPENGINEERING.COM	SHEET NUMBER: 1 of 1 DATE: MAY 05, 2021
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