

BEGINNING at a 1/2" steel rebar found on the easterly line of Interstate Highway No. 35 (variable width right-of-way), being the northwest corner of a called 8.03 acre tract of land conveyed to Mario and Nancy Gonzales by deed recorded in Instrument No. 2009072545, of the Official Public Records of Williamson County, Texas, and being the southwest corner of said 11.02 acre tract, said 1/2" steel rebar also being in a curve to the right having a radius of 2814.80 feet and from which a concrete highway monument found at the end of said curve bears in a southwesterly direction an arc distance of 123.17 feet and having a chord bearing of South 21 degrees 27 minutes 46 seconds West and a chord distance of 123.16 feet;

THENCE in a northeasterly direction along the easterly side of said Interstate Highway No. 35, the westerly side of said 11.02 acres and said curve to the right, for an arc distance of 123.74 feet, having a chord bearing of North 23 degrees 58 minutes 33 seconds East and a chord distance of 123.73 feet to a 1/2" steel rebar set at a corner, being the most westerly southwest corner of a called 37.13 acre tract of land conveyed to Elenora Lorene Stabena by deed recorded in Instrument no. 2010018186, of the Official Public Records of Williamson County, Texas, and the northwest corner of said 11.02 acre tract, and from which a 5/8" steel rebar found bears South 73

degrees 03 minutes 00 seconds West at a distance of 0.30 feet; THENCE North 73 degrees 03 minutes 00 seconds East (Directional Control Line), partially along a fence line and a common line between said 37.13 acre tract and said 11.02 acre tract, for a distance of 883.27 feet to a 1/2" steel rebar found at a corner, being an ell corner of said 37.13

acre tract and the northeast corner of said 11.02 acre tract;

THENCE South 36 degrees 42 minutes 39 seconds East, generally along a fence line and a common line between said 37.13 acre tract and said 11.02 acre tract, for a distance of 751.01 feet to a 10 inch by 10 inch concrete block found at a corner on a westerly line of said 37.13 acre tract, being the northeast corner of the aforementioned 8.03 acre tract and the southeast corner of said 11.02 acre tract;

THENCE South 84 degrees 45 minutes 00 seconds West, along a common line between said 8.03 acre tract and said 11.02 acre tract, for a distance of 630.92 feet to a 1/2" steel rebar found at THENCE North 59 degrees 59 minutes 00 seconds West, along a common line between said

8.03 acre tract and said 11.02 acre tract, for a distance of 435.93 feet to a 1/2" steel rebar found at

THENCE North 78 degrees 07 minutes 24 seconds West, along a common line between said 8.03 acre tract and said 11.02 acre tract, for a distance of 345.78 feet to the point of beginning, and containing 11.07 acres of land, as surveyed by Szurgot & Peede Land Surveyors, LTD., November 14, 2013.

## PROPERTY ADDRESS:

NOT SUPPLIED I 35 NORTH AT STATE HIGHWAY 195

FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 48491C0285E, EFFECTIVE SEPTEMBER 26, 2008, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2 PLAIN).

CURRENT ZONING CLASSIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN THE CITY LIMITS OF THE CITY OF GEORGETOWN AND THEREFORE DOES NOT HAVE A CURRENT ZONING CLASSIFICATION. HOWEVER THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) AND MAY BE SUBJECT TO REGULATIONS AS DEFINED IN TEXAS LOCAL GOVERNMENT CODE CHAPTER 212 & 216.

PARKING:

THERE IS NO MARKED PARKING ON THIS PROPERTY BUILDINGS:

THERE ARE NO BUILDINGS LOCATED ON THIS PROPERTY. EASEMENTS:

THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT FOR TITLE INSURANCE ISSUED DECEMBER 16, 2013 BY STEWART TITLE GUARANTY COMPANY, FILE No. 1320174276. NO EASEMENT RESEARCH WAS DONE BY THE SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS THE FOLLOWING EASEMENTS OF RECORD:

NONE SUPPLIED.

To Sun Development, L.P., Capital One, National Association, individually as a Term Lender, and as the Administrative Agent for the Term Lenders, individually as a Revolving Credit Lender and as the Administrative Agent for the Revolving Credit lenders, individually and in any other applicable capacity, its successors and assigns, and Stewart Title Guaranty

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B1), 7(C), 8, 9, 11(A), 13, 16, 17, and 18, OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2013.

DATE OF MAP: November 19, 2013. REVISED: December 17, 2013, to address comments. REVISED: December 19, 2013, to address comments.



JOB# 110313 DRP

SZURGOT & PEEDE LAND SURVEYORS, LTD

125 N. COVINGTON STREET P.O. BOX 533 HILLSBORO, TEXAS 76645 PHONE: (254) 582-3231 (254) 582-3234

DONNY PEEDE, YEXAS RPLS No. 5137