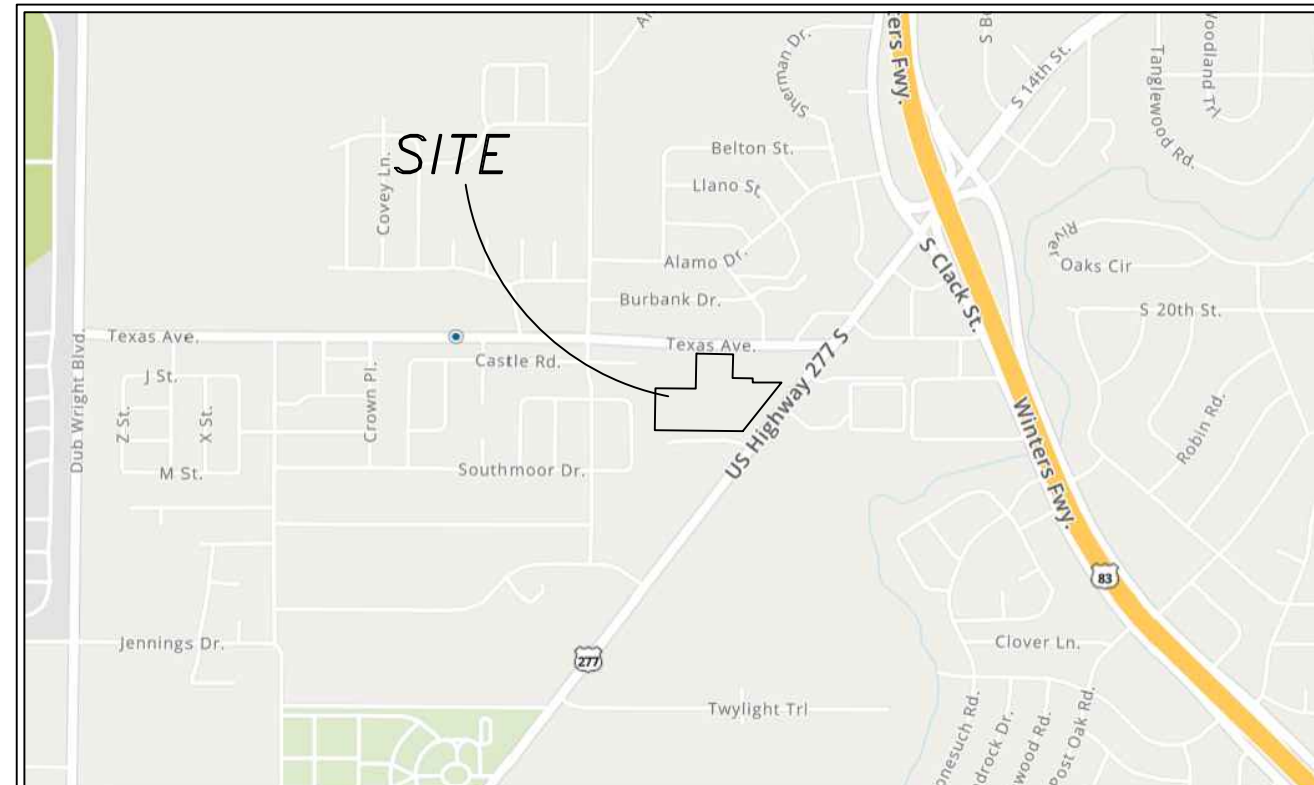


LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 3/4" IRON PIPE FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- ... VOLUME/PAGE
- P.R.T.C. PLAT RECORDS TAYLOR CO. D.R.T.C. DEED RECORDS TAYLOR CO. O.P.R.T.C. OFFICIAL PUBLIC RECORDS TAYLOR COUNTY
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- SANITARY
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- WATER METER
- ELECTRIC METER
- CLEAN OUT
- TELEPHONE PEDESTAL
- EDGE/PAVEMENT/GRAVEL
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- WIRE FENCE
- 81.3 --- MINOR CONTOUR
- 820 --- MAJOR CONTOUR
- SIGN

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION: BEING AN 11.54 ACRE TRACT, BEING THE REMNANT OF A CALLED 14.37 ACRE TRACT, FURTHER DESCRIBED IN A WARRANTY DEED FROM TEXAS AVENUE 86, A JOINT VENTURE, TO B. SENTER PROPERTIES, LTD., AND KSL REALTY HOLDINGS, LLC., RECORDED IN DOCUMENT NO. 201906274, OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS.



LOCATION MAP
(NOT TO SCALE)

SITE ADDRESS: 5226 HWY 277 SOUTH, ABILENE, TAYLOR COUNTY, TEXAS.
TITLE COMMITMENT PREPARED BY: FIRST TEXAS TITLE COMPANY, L.L.C., / FIRST AMERICAN TITLE GUARANTY COMPANY
NO.: 2225975 **EFFECTIVE DATE:** FEBRUARY 22, 2023 **ISSUED:** MARCH 3, 2023

LEGAL DESCRIPTION: BEING 11.54 ACRES OUT OF A CALLED 14.37 ACRE TRACT, FURTHER DESCRIBED IN A WARRANTY DEED FROM TEXAS AVENUE 86, A JOINT VENTURE, TO B. SENTER PROPERTIES, LTD., AND KSL REALTY HOLDINGS, LLC., RECORDED IN DOCUMENT NO. 201906274, OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS.

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

- 1.- RESTRICTIVE COVENANTS - HEREBY DELETED.
- 10a.- NOT A BOUNDARY/SURVEY MATTER - RIGHTS OF PARTIES IN POSSESSION
- 10b.- DELETED
- 10c.- NOT A BOUNDARY/SURVEY MATTER - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF OIL, GAS, COAL, LIGNITE, AND OTHER MINERALS
- 10d.- NOT A BOUNDARY/SURVEY MATTER - ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS
- 10e.- NOT A BOUNDARY/SURVEY MATTER - PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LIEN INSTRUMENT
- 10f.- NOT A BOUNDARY/SURVEY MATTER - LIMIT OF POLICY LIABILITY
- 10g.- BLANKET TYPE EASEMENT TO LONE STAR GAS COMPANY: "RIGHT-OF-WAY AND EASEMENT TO CONSTRUCT, MAINTAIN AND OPERATE PIPE LINES AND APPURTENANCES, AND TO CONSTRUCT, MAINTAIN AND OPERATE TELEGRAPH AND TELEPHONE LINES IN CONNECTION THEREWITH, TOGETHER WITH NECESSARY POLES, GUY WIRES AND ANCHORS"; 194/211 - D.R.T.C. - SUBJECT TO, NO DESCRIPTION OF LOCATION OF EASEMENT
- 10h.- BLANKET TYPE EASEMENT TO LONE STAR GAS COMPANY: "RIGHT-OF-WAY AND EASEMENT TO CONSTRUCT, MAINTAIN AND OPERATE PIPE LINES AND APPURTENANCES"; 415/374 - D.R.T.C. - SUBJECT TO, NO DESCRIPTION OF LOCATION OF EASEMENT
- 10i.- BLANKET TYPE EASEMENT TO LONE STAR GAS COMPANY: "RIGHT-OF-WAY AND EASEMENT TO CONSTRUCT, MAINTAIN AND OPERATE PIPE LINES AND APPURTENANCES"; 458/507 - D.R.T.C. - SUBJECT TO, NO DESCRIPTION OF LOCATION OF EASEMENT
- 10j.- DELETED
- 10k.- BLANKET TYPE EASEMENT TO TAYLOR ELECTRIC COMPANY: "PLACE, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE AND REPLACE... AN ELECTRIC TRANSMISSION LINE OR DISTRIBUTION LINE OR SYSTEM"; 564/123-D.R.T.C. - SUBJECT TO, NO DESCRIPTION OF LOCATION OF EASEMENT
- 10l.- ALL VISIBLE IMPROVEMENTS SHOWN ON SURVEY BASED ON FIELD WORK PERFORMED ON JANUARY 3RD THRU JANUARY 5TH, 2023.

PART OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS INSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48441C0216F, EFFECTIVE 01/06/2012. (SURVEYOR DOES NOT WARRANT THE ACCURACY OR CORRECTNESS OF SAID MAP).

LEGAL DESCRIPTION: BEING 11.54 ACRES, BEING THE REMNANT OF A CALLED 14.37 ACRE TRACT SITUATED IN THE J.M. BECK SURVEY NO. 42, ABILENE, TAYLOR COUNTY, TEXAS, FURTHER DESCRIBED IN A WARRANTY DEED FROM TEXAS AVENUE 86, A JOINT VENTURE, TO B. SENTER PROPERTIES, LTD., AND KSL REALTY HOLDINGS, LLC., RECORDED IN DOCUMENT NO. 201906274 OF THE OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS, SAID 11.54 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 277, BEING THE NORTHEAST CORNER OF BLOCK A, FULCHER ADDITION TO THE CITY OF ABILENE, OUT OF THE J.M. BECK SURVEY NO. 42 TAYLOR COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 144-D, PLAT RECORDS OF TAYLOR COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID REMNANT TRACT, AND HEREOF;

THENCE NORTH 89°24'43" WEST, ALONG THE NORTHERLY LINE OF SAID FULCHER ADDITION, ALONG THE SOUTHERLY LINE OF SAID REMNANT TRACT, AND HEREOF, A DISTANCE OF 802.55' TO A 3/4" IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF SAID FULCHER ADDITION, ALONG THE EASTERLY LINE OF A 20' ALLEY OF SECTION 2, CASTLEWOOD ESTATES ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 275-A, PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID REMNANT TRACT, AND HEREOF;

THENCE NORTH 00°50'25" EAST, ALONG THE EASTERLY LINE OF SAID 20' ALLEY, ALONG THE WESTERLY LINE OF SAID REMNANT TRACT, AND HEREOF, A DISTANCE OF 369.36' TO A 1/2" IRON PIN FOUND WITH "AES 4130" CAP, ALONG THE EASTERLY LINE OF SAID 20' ALLEY, AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK A, SECTION 3 SCENIC POINT ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 384-C, PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AT THE MOST WESTERLY NORTHWEST CORNER OF SAID REMNANT TRACT, AND HEREOF;

THENCE ALONG THE OUT BOUNDS OF SAID LOT 1, THE OUT BOUNDS OF SAID REMNANT TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES:
1) SOUTH 88°22'28" EAST, A DISTANCE OF 369.36' TO A 1/2" IRON PIN FOUND WITH "AES 4130" CAP;
2) NORTH 00°53'15" EAST, PASSING A FOUND 1/2" IRON PIN AT A DISTANCE OF 312.02', FOR A TOTAL DISTANCE OF 322.03' TO 1/2" IRON PIN SET WITH "CUPLIN" PROPERTY CAP AT THE NORTHEAST CORNER OF SAID LOT 1, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TEXAS AVENUE, AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID REMNANT TRACT, AND HEREOF;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TEXAS AVENUE, THE NORTHERLY LINE OF SAID REMNANT TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES:
1) SOUTH 85°47'27" EAST, A DISTANCE OF 30.00' TO A 1/2" IRON PIN SET WITH "CUPLIN" PROPERTY CAP;
2) SOUTH 88°35'37" EAST, A DISTANCE OF 30.42' TO A 3/8" IRON PIN FOUND;
3) SOUTH 88°50'09" EAST, A DISTANCE OF 274.52' TO A 1/2" IRON PIN FOUND WITH "PRISM SURVEYORS" PROPERTY CAP, AT THE NORTHWESTERLY CORNER OF LOT 3, BLOCK A, SECTION 3 SCENIC POINT ADDITION, AS SHOWN ON PLAT RECORDED IN CABINET 4, SLIDE 46 OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AT THE MOST NORTHEASTERLY CORNER OF SAID REMNANT TRACT, AND HEREOF;

THENCE ALONG THE OUT BOUNDS OF SAID LOT 3, THE OUT BOUNDS OF SAID REMNANT TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES:
1) SOUTH 01°11'46" WEST, PASSING A 1/2" IRON PIN FOUND AT A DISTANCE OF 9.94', FOR A TOTAL DISTANCE OF 216.03' TO A 1/2" IRON PIN FOUND WITH "PRISM SURVEYORS" PROPERTY CAP;
2) SOUTH 89°49'51" EAST, A DISTANCE OF 185.01' TO A 1/2" IRON PIN FOUND WITH "PRISM SURVEYORS" PROPERTY CAP, ALONG THE WESTERLY LINE OF LOT 2, CONTINUATION NO. 1 SCENIC POINT ADDITION AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 66B OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, BEING A NORTHEASTERLY CORNER OF SAID REMNANT TRACT, AND HEREOF;

THENCE ALONG THE OUT BOUNDS OF SAID LOT 2, THE OUT BOUNDS OF SAID REMNANT TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES:
1) SOUTH 01°09'46" WEST, A DISTANCE OF 38.16' TO A 1/2" IRON PIN FOUND;
2) SOUTH 89°56'26" EAST, A DISTANCE OF 261.25' TO A 1/2" IRON PIN SET WITH "CUPLIN" PROPERTY CAP, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 277, BEING THE MOST NORTHEASTERLY CORNER OF SAID REMNANT TRACT, AND HEREOF;

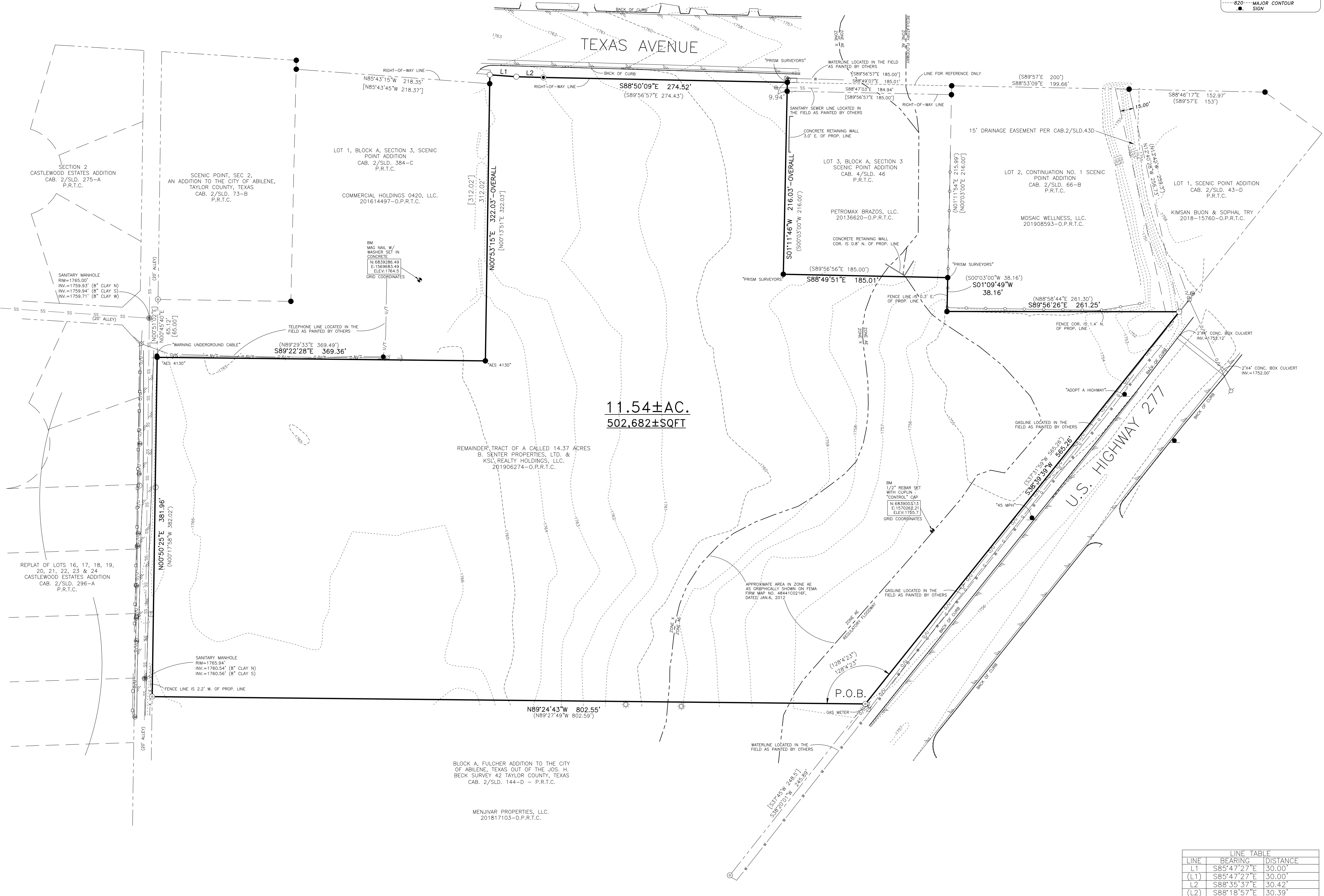
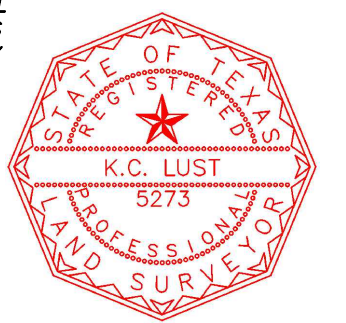
THENCE SOUTH 38°39'39" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 277, THE EASTERLY LINE OF SAID REMNANT TRACT, AND HEREOF A DISTANCE OF 565.29' TO POINT OF BEGINNING, CONTAINING 11.54 ACRES, MORE OR LESS. ALL DISTANCES SHOWN HEREON ARE BASED ON GRID DISTANCES. TO OBTAIN SURFACE VALUES, USE A SCALE FACTOR OF 1.0001028072602.

PROPERTY IS ZONED GC GENERAL COMMERCIAL PER CITY OF ABILENE WEBSITE (SEE LINK BELOW)
SETBACKS AND UTILITY EASEMENTS VARY BASED ON TYPE OF STORE/BUILDING BEING CONSIDERED
<https://abilene.maps.arcgis.com/apps/webappviewer/index.html?id=1c766080e8394e5cb2b4d80245262275>

SURVEYOR NOTES:
1) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
2) NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3) NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
4) BASIS OF BEARINGS ARE TO THE N.A.D. 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, COORDINATES LISTED ARE GRID.
5) ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD.
6) DISTANCES SHOWN ARE GRID VALUES. FOR SURFACE APPLY A SCALE OF 1.00015203.
7) NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF FIRST TEXAS TITLE COMPANY, FIRST AMERICAN TITLE GUARANTY COMPANY & KRUGER CARSON, P.L.L.C. THAT (i) THIS SURVEY WAS MADE UPON THE GROUND OF THE PROPERTY REFLECTED HEREON, FOR THE BENEFIT OF AND FOR RELIANCE THEREON BY SELLER, PURCHASER AND BY THE TITLE COMPANY; (ii) THE PROPERTY ADJOINS A DEDICATED ROADWAY AS SHOWN HEREON; (iii) THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCRICHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON, AND (v) PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, ANY SPECIAL FLOOD HAZARD AREA OR WETLANDS AREA AS DESIGNATED BY A GOVERNMENTAL AGENCY, EXCEPT AS SHOWN HEREON; THE UNDERSIGNED ALSO CERTIFIES 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, 3, 4, 8(a), 8(b), 7(c), 8, 9, 11, 13, 14, 16 AND 18 OF TABLE A THEREOF THE FIELD WORK WAS COMPLETED ON JANUARY 5TH, 2023.

K.C. LUST
K.C. LUST
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5273
CUPLIN & ASSOCIATES, INC.
DATED 04/05/2023



11.54±AC.
502.682±SQFT

LINE	BEARING	DISTANCE
L1	S85°47'27"E	30.00'
(L1)	S85°47'27"E	30.00'
L2	S88°35'37"E	30.42'
(L2)	S88°18'57"E	30.39'

PROJ. NO. 221308
PREPARED FOR: KRUGER CARSON, P.L.L.C.
TECH: LPF
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 01/03/2023-01/05/2023
COPYRIGHT: 2023

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MARBLE FALLS, TX 78654
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WWW.CUPLINASSOCIATES.COM

SCALE 1" = 60'

DATE	NO.	DESCRIPTION
	1	
	2	

REVISIONS