

**SCHEDULE B – TITLE ITEMS**

Being the same property surveyed as described in a Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-1076592-2-CO, dated July 23, 2021.

Schedule B items not listed below are not considered to be survey related matters.

- ① The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Volume 23, Pages 72–73, Deed Property Records of Gillespie County, Texas. (Tract I, II and III) Volume 23, Pages 302–303, Deed Property Records of Gillespie County, Texas. (Tract I, II and III) Volume 23, Pages 246–247, Deed Property Records of Gillespie County, Texas. (Tract IV) but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. (Affects, Blanket in Nature)

ZONING INFORMATION TABLE	
Zoned:	"R-1" Single Family Residential
Permitted Use:	Manufactured homes are not in "R-1"
Observed Use:	Mobile Home Park
Zoning Regulations can and do change, the local jurisdiction is the authoritative source and can be reached at: The City of Fredericksburg, TX Phone: (830) 997-7521	
Bulk Restrictions:	
1. Minimum building setbacks:	
Front (East Austin):	25'
Street Setback (N. Columbus):	15'
Side Setback (East):	5'
Rear Setback:	10'
2. Minimum lot area: 7500 Square Feet	
3. Minimum lot width: 70'	
4. Maximum building height: 28' or 2.5 stories	
6. Maximum lot coverage: 40% of lot area (5993 Square Feet)	
Parking Information:	
2 Parking Spaces per Manufactured Home Site. There appears to be at least 2 Parking Spaces for each Mobile Home Site	
Total regular striped spaces provided:	0
Total handicap striped spaces provided:	0
Total combined striped spaces provided:	0
Source of Zoning Information:	
Zoning info, Inc, dated August 18th, 2021, Site #75045	

**SURVEY NOTES**

- The basis of bearing for this survey is grid north per Texas state plane coordinate system, central zone, nad83–2011, as measured along the southern line of the subject property which bears S 38°52'13" W per gps coordinate observations  
latitude: 30°16'04.42685"  
longitude: -98°51'36.38414"  
convergence angle: 0°45'31.67446"
- This property is designated by Gillespie County, as Tax Map Parcel 109259.
- This property has an area of 15,076 square feet or 0.346 acres of land.
- In response to Table A, Items 16 and 17, there was no observable evidence of earth moving work, building construction or additions, and no known proposed changes in right of way lines, recent street or sidewalk construction or repairs.
- There was no observable evidence of cemeteries found during the time fieldwork was performed.
- Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
- The property has direct access at North Columbus Street, which is a public right of way.
- This survey is to be relied upon only by the parties located in the certification of this survey.
- This survey is not intended for construction or design purposes.
- In response to Table A, Item 18, the following items, if any, are plotted on the survey to the extent referenced on the applicable title commitment, 1: all plottable areas denoted in the reciprocal easement agreements and, 2: the boundary limits only of all offsite appurtenant easements.
- The nearest intersecting street is the intersection of North Columbus Street and East Austin Street, which is on the SW corner of the subject property.
- No visible certain division or party walls with respect to adjoining properties were observed at the time the fieldwork was performed, nor were any designated by the client, necessary permissions were not provided.
- The following items, if any, are plotted on the survey to the extent referenced on the applicable title commitment: (i) all plottable areas denoted in the reciprocal easement agreements and (ii) the boundary limits only of all offsite appurtenant easements.
- Appears to be 2 parking spaces per mobile home pad.
- 3 Mobile Homes appear to be on the property.

**FLOOD ZONE NOTE**

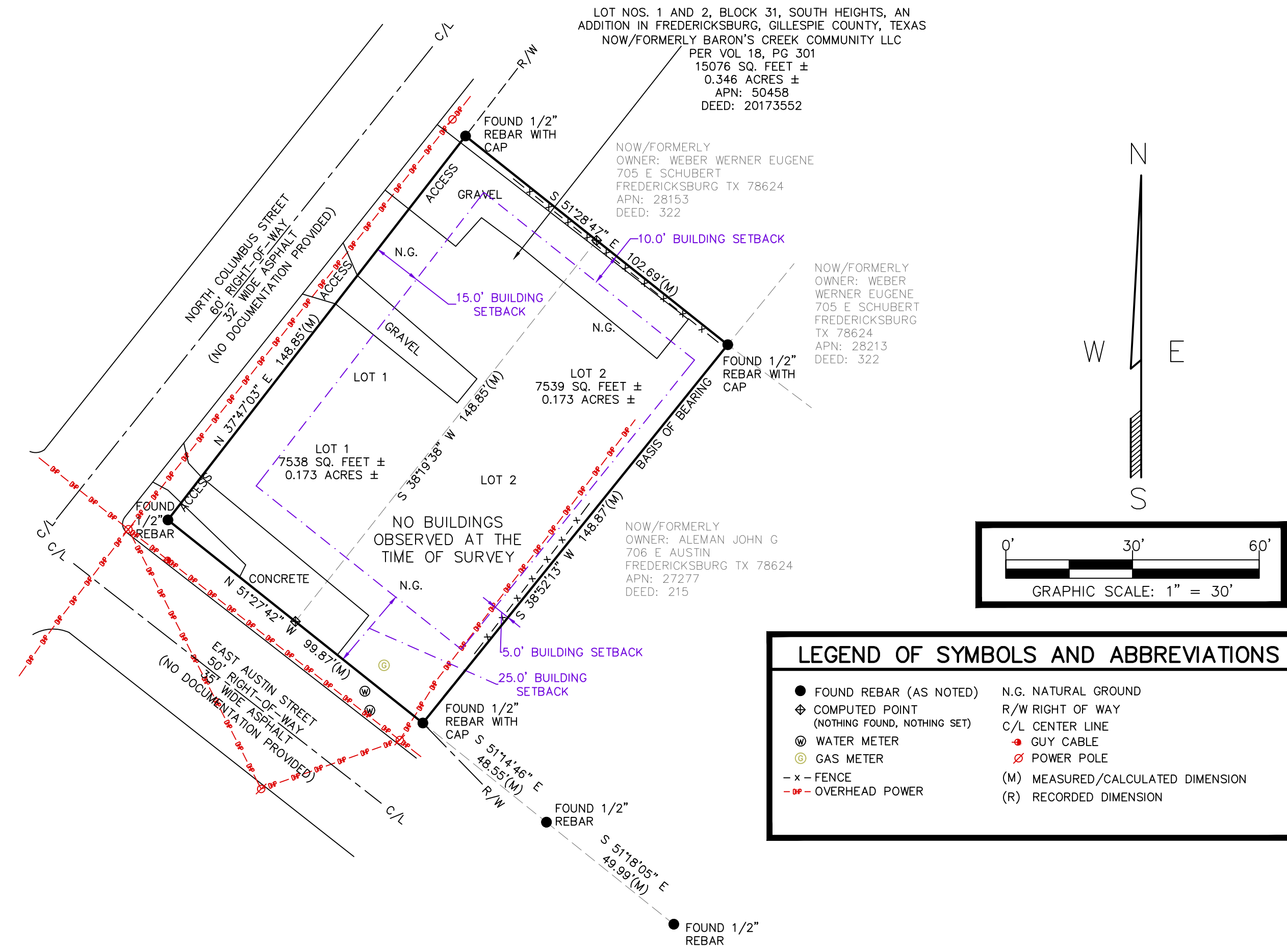
Said described property is located within an area have a Zone Designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48171C0288C with a date of identification of 10/19/2001, for Community Number 48171C0288C, in Gillespie County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

**POTENTIAL ENCROACHMENTS**

No potential encroachments found during the time of Fieldwork.

**UTILITY NOTE**

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.



LEGEND OF SYMBOLS AND ABBREVIATIONS	
● FOUND REBAR (AS NOTED)	N.G. NATURAL GROUND
⊕ COMPUTED POINT (NOTHING FOUND, NOTHING SET)	R/W RIGHT OF WAY
— C/L CENTER LINE	C/L CENTER LINE
⊙ WATER METER	— GUY CABLE
⊙ GAS METER	⊘ POWER POLE
-x- FENCE	(M) MEASURED/CALCULATED DIMENSION
-o- OVERHEAD POWER	(R) RECORDED DIMENSION

**ALTA/NSPS LAND TITLE SURVEY**

Barons Creek Parcel 2  
0003-21-0055-TX-Fredericksburg-Parcel 2  
203 N Columbus St  
Fredericksburg, Texas 78624

**Surveyor's Certification**  
To: Starwood Mortgage Capital LLC, and its successors and assigns; Realm Land Services, Inc.; and First American 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 include items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on July, 28th 2021

Last Revision Date: 8/26/2021

Preliminary

BRADLEY G. WELLS  
R.P.L.S. NO. 54993  
IN THE STATE OF TEXAS  
TEXAS FIRM REGISTRATION #10194275

Surveyor's File Name and/or No.: JAC  
Surveyor's Reference Project No./Name.: 21-5394  
CAD Operator: JADEN C

Survey Performed and Drafted By:

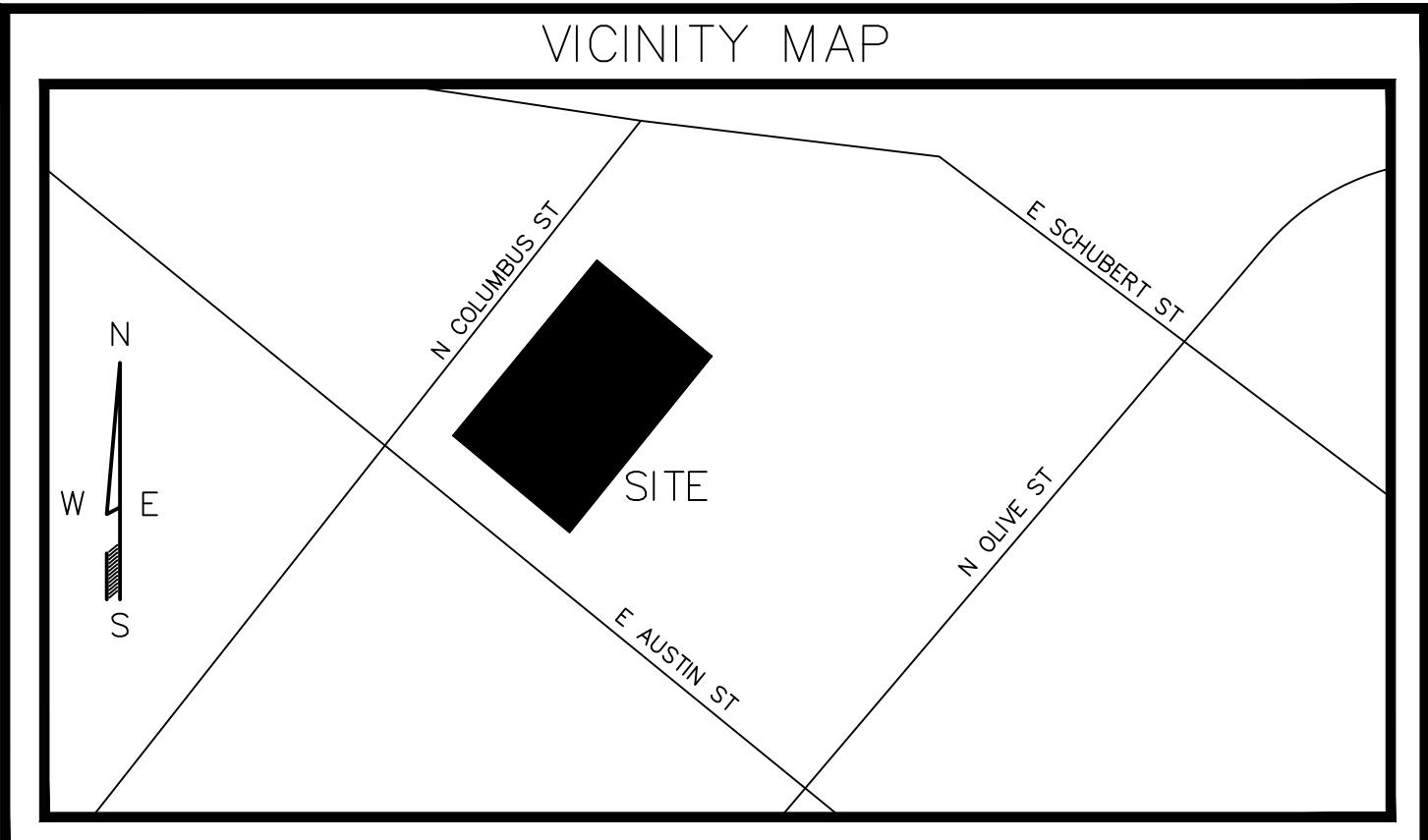
**Blew & Associates, P.A.**  
Address: 3825 N. Shloh Drive  
Fayetteville, AR  
Phone: 479-443-4506

For Questions & Comments & Updates on this survey please contact  
info@RealmLandServices.com or call 571-208-2090

**TITLE COMMITMENT (RECORD)  
LEGAL DESCRIPTION**

TRACT IV:  
LOT NOS. 1 AND 2, BLOCK 31, SOUTH HEIGHTS, AN ADDITION IN FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 18, PAGE 301, DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

The property shown hereon is Tract IV as described in the Commitment for Title Insurance prepared by First American Title Insurance, Commitment No.: NCS-1076592-2-CO, Dated July 23, 2021.



**REALM PROJECT NAME: Barons Creek Parcel 2**  
**REALM PROJECT NO.:**  
**0003-21-0055-TX-Fredericksburg-Parcel 2**  
SITE ADDRESS: 203 N COLUMBUS ST, FREDERICKSBURG, TX 78624

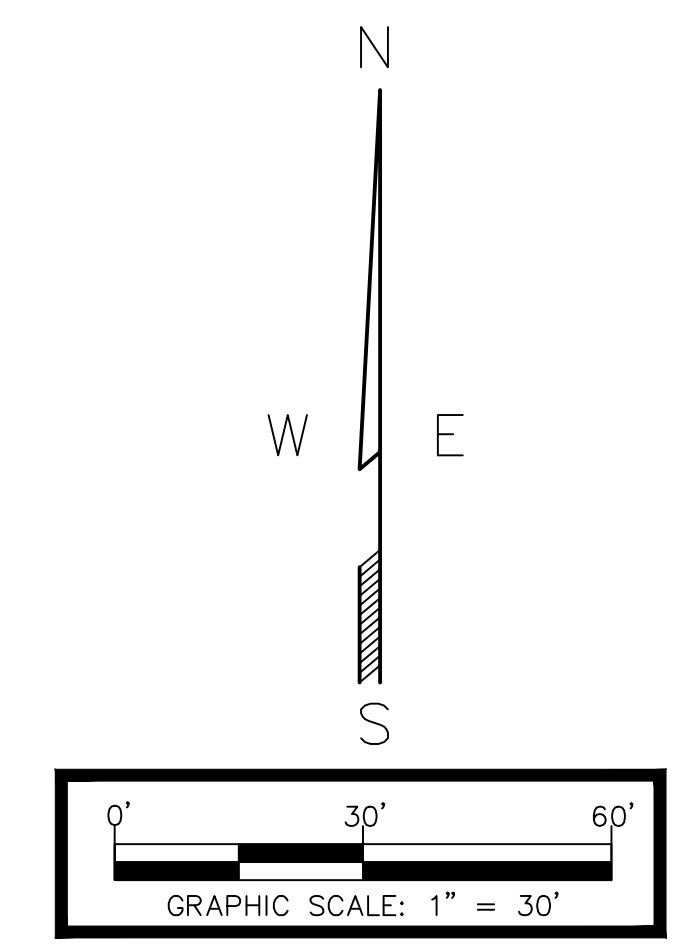
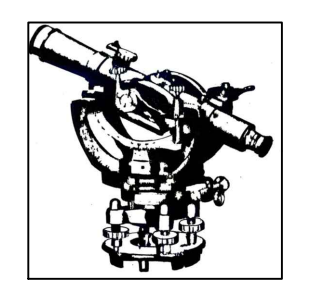
**FOR QUESTIONS & COMMENTS & UPDATES ON  
THIS SURVEY PLEASE CONTACT:**

**REALM LAND SERVICES, Inc.**  
Info@RealmLandServices.com  
Phone Number: 571-208-2090

Surveyor's File Name and/or No.: JAC  
 Surveyor's Reference Project No./Name.: 21-5394  
 CAD Operator: JADEN C

Survey Performed and Drafted By:

**Blew & Associates, P.A.**  
 Address: 3825 N. Shiloh Drive  
 Fayetteville, AR  
 Phone: 479-443-4506  
 For Questions & Comments & Updates on this survey please contact  
 info@RealmLandServices.com or call 571-208-2090



LEGEND OF SYMBOLS AND ABBREVIATIONS	
● FOUND REBAR (AS NOTED)	N.G. NATURAL GROUND
◆ COMPUTED POINT (NOTHING FOUND, NOTHING SET)	R/W RIGHT OF WAY
⊙ WATER METER	C/L CENTER LINE
⊙ GAS METER	● GUY CABLE
-x- FENCE	⊕ POWER POLE
->- OVERHEAD POWER	(M) MEASURED/CALCULATED DIMENSION
	(R) RECORDED DIMENSION

REALM PROJECT NAME: Barons Creek Parcel 2  
 REALM PROJECT NO.:  
 0003-21-0055-TX-Fredericksburg-Parcel 2  
 SITE ADDRESS: 203 N COLUMBUS ST, FREDERICKSBURG, TX 78624

FOR QUESTIONS & COMMENTS & UPDATES ON THIS SURVEY PLEASE CONTACT:

REALM LAND SERVICES, Inc.  
 Info@RealmLandServices.com  
 Phone Number: 571-208-2090

