

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-1076592-1-CO, DATED JULY 27, 2021, AT 8:00 A.M.

SCHEDULE B ITEMS NOT LISTED BELOW ARE NOT CONSIDERED TO BE SURVEY RELATED MATTERS.

10 THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

E EASEMENT:
TO: SAN ANTONIO PUBLIC SERVICE COMPANY
RECORDED: AUGUST 30, 1937 IN VOLUME 68, PAGE 370, OF THE DEED RECORDS, OF COMAL COUNTY, TEXAS.
PURPOSE: AN EASEMENT OR RIGHT OF WAY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE (AFFECTS, BLANKET IN NATURE)

F EASEMENT:
PURPOSE: PURPOSE OF MAINTAINING, REPAIRING, AND REPLACING SEWER LINES
RECORDED: DECEMBER 07, 1973 IN VOLUME 212, PAGE 525, OF THE DEED RECORDS, OF COMAL COUNTY, TEXAS.
(AFFECTS, UNABLE TO PLOT – LOCATION OF UNDERGROUND PIPELINE IS UNKNOWN)

G TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT:
RECORDED: JUNE 02, 1997 IN COUNTY CLERK'S FILE NO. 9706011418, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
TYPE: ELECTRIC LINE RIGHT-OF-WAY AGREEMENT (AFFECTS, PLOTTED AND SHOWN)

H TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT:
RECORDED: APRIL 20, 2005 IN COUNTY CLERK'S FILE NO. 200506014490, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
TYPE: UTILITY LINE RIGHT-OF-WAY AGREEMENT (AFFECTS, PLOTTED AND SHOWN)

I GRANTOR RESERVES THE RIGHT OF RELOCATE ANY MOBILE HOME OR IMPROVEMENT LOCATED ON OR NEAR AS TO INTERFERE WITH THE CONSTRUCTION OR REPAIR OF THE SEWER LINE SITUATED IN THE EASEMENT AS RESERVED IN WARRANTY DEED RECORDED IN COUNTY CLERK'S FILE NO. 201106003953, OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS.
(AFFECTS, BLANKET IN NATURE)

J TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT:
RECORDED: MARCH 15, 2011 IN COUNTY CLERK'S FILE NO. 201106009325, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
TYPE: EASEMENT AND MEMORANDUM OF AGREEMENT (AFFECTS, BLANKET IN NATURE)

K TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT:
RECORDED: MARCH 07, 2012 IN COUNTY CLERK'S FILE NO. 201206008124, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT FOR UTILITIES (AFFECTS, PLOTTED AND SHOWN)

SURVEY NOTES

- The Basis of Bearing for this survey is Grid North per TX State Plane Coordinate System, TEXAS SOUTH CENTRAL Zone, nad83-2011, as measured along the NORTHEAST line of the subject property which bears S44°40'42"E per GPS coordinate observations
Latitude: N29°42'55.4123"
Longitude: W98°05'21.2334"
Convergence angle: N00°26'46.6688"W
- This property is designated by COMAL County, as Tax Map Parcel 70597.
- This property has an area of 181,529 square feet or 4.167 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 to IH 35 S, 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.
- 38 Mobile Home Pad sites observed at the time of the Survey. 37 Mobile Home Pads appear to be occupied at the time of this Survey.
- While there were no striped parking spaces observed at the site, there appears to be room for 2 parking spaces per Mobile Home Pad.
- In response to Table A Item 11a, 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.

LEGEND

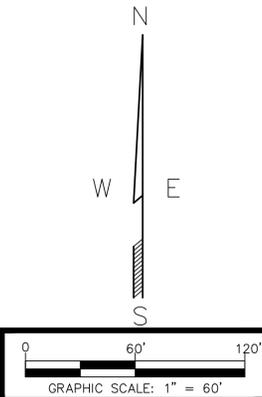
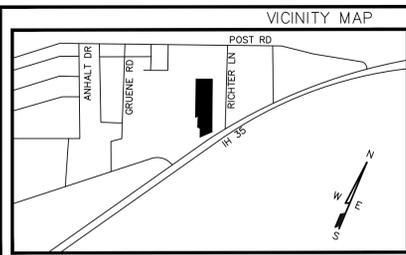
SQ.FT.	SQUARE FEET	R/W	RIGHT-OF-WAY
POB	POINT OF BEGINNING	WV	WATER VALVE
N/F	NOW OR FORMERLY	EB	ELECTRIC BOX
EM	ELECTRIC METER	SM	STORM MANHOLE
TR	TELEPHONE RISER	SMH	SANITARY MANHOLE
FM	FOUND MONUMENT AS SHOWN	UP	UTILITY POLE
(R)	RECORD DIMENSION	LP	LIGHT POLE
(M)	MEASURED/CALCULATED DIMENSION	FH	FIRE HYDRANT
B	BOLLARD	ROW	RIGHT-OF-WAY
AC	AIR CONDITIONER	AL	ADJOINER LINE
		BL	BOUNDARY LINE
		OP	OVERHEAD POWER LINE
		FW	FENCE
		EW	RETAINING WALL
		EA	EASEMENT

FLOOD ZONE NOTE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 48091C0455F, WITH A DATE OF IDENTIFICATION OF 09/02/2009 FOR COMMUNITY NUMBER 485493, IN COMAL COUNTY, STATE OF TEXAS WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY WHICH SAID PROPERTY IS SITUATED.

POTENTIAL ENCROACHMENTS

- IT APPEARS THAT THERE ARE MULTIPLE MOBILE HOME PADS THAT ENTIRELY EXTEND OVER 20.0' ELECTRIC EASEMENT G.
- IT APPEARS THAT THERE IS ONE MOBILE HOME PAD THAT EXTENDS OVER 10.0' SEWER EASEMENT K.



SURVEYOR'S FILE NAME AND/OR NO.: 21-5393
CAD OPERATOR: AJM

Survey Performed and Drafted By:

BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
Phone: 479-443-4506
FAX: 479-582-1883
E-MAIL: SURVEY@BLEWINC.COM

Surveyor's Logo

**TITLE COMMITMENT (RECORD)
LEGAL DESCRIPTION**

BEING A 4.154 ACRE PARCEL OF LAND OUT OF SUBDIVISION NO. 3 OF THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, SURVEY NO. 1, ABSTRACT NO. 1, COMAL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 3.998 ACRE PARCEL RECORDED IN DOCUMENT NO. 201106003953, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, TOGETHER WITH THAT CERTAIN 0.155 OF AN ACRE PARCEL RECORDED IN DOCUMENT NO. 201206008123 OF SAID OFFICIAL PUBLIC RECORDS; SAID 4.154 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" REBAR (NO ID) FOUND IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO 35 FOR THE MOST EASTERLY CORNER AND POINT OF BEGINNING OF THIS PARCEL, SAME BEING THE MOST SOUTHERLY CORNER OF THE LENMANN 0.565 OF AN ACRE PARCEL RECORDED IN DOCUMENT NO. 201106030747 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE COMMON LINES OF THIS PARCEL WITH SAID RIGHT-OF-WAY LINE, S 16 DEG 52'26" W, A DISTANCE OF 109.41 FEET (CALLED S 16 DEG 44'58" W, 109.60 FEET) TO A 1/2" REBAR (CAPPED G.E. REAVES) FOUND FOR ANGLE AND S 24 DEG 44'15" W, A DISTANCE OF 76.33 FEET (CALLED S 24 DEG 43'10" W, 76.42 FEET) TO A 3/8" REBAR (NO ID) FOUND FOR THE MOST SOUTHERLY CORNER OF THIS PARCEL, SAME BEING THE MOST EASTERLY CORNER OF THE MDP, LLC 4.857 ACRE PARCEL RECORDED IN DOCUMENT NO.201206008125 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE COMMON LINES OF THIS TRACT AND SAID 4.857 ACRE PARCEL THE FOLLOWING FIVE (5) COURSES:

- N 44 DEG 21'22" W, A DISTANCE OF 134.29 FEET (CALLED N 44 DEG 21'22" W) TO A 1/2" REBAR (CAPPED LAMBERTS SURVEYING) FOUND FOR CORNER;
- S 59 DEG 28'56" W, A DISTANCE OF 41.06 FEET TO A 1/2" REBAR (CAPPED LAMBERTS SURVEYING) FOUND FOR CORNER;
- N 42 DEG 47'33" W, A DISTANCE OF 168.14 FEET TO A 1/2" REBAR (CAPPED LAMBERTS SURVEYING) FOUND FOR CORNER'
- S 26 DEG 18'19" W, A DISTANCE OF 38.17 FEET (CALLED S 26 DEG 15'06" W) TO A 1/2" REBAR (CAPPED LAMBERTS SURVEYING) FOUND FOR CORNER;
- N 44 DEG 31'28" W (BASIS OF BEARINGS (OBTAINED FROM SAID DOCUMENT NO. 201106003953)), A DISTANCE OF 549.93 FEET (CALLED N 44 DEG 31'28" W, 549.93') TO A 3/8" REBAR (NO ID) FOUND FOR THE MOST WESTERLY CORNER OF THIS PARCEL, SAME BEING THE MOST NORTHERLY CORNER OF SAID 4.857 ACRE PARCEL AND BEING LOCATED IN THE SOUTHEASTERLY BOUNDARY LINE OF THE TINAJERO 2.0 ACRE PARCEL RECORDED IN DOCUMENT NO. 200106011902 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, WITH THE COMMON LINE OF THIS TRACT, SAID 2.0 ACRE PARCEL, THE BROWN 1.001 ACRE PARCEL RECORDED IN DOCUMENT NO. 9706008640, AND THE FACUNDO 0.984 OF AN ACRE PARCEL RECORDED IN DOCUMENT NO. 9806009686, BOTH OF SAID OFFICIAL PUBLIC RECORDS, N 45 DEG 08'10" E, A DISTANCE OF 238.27 FEET (CALLED N 45 DEG 03'35" E, 237.81') TO A 3/8" REBAR (NO ID) FOUND FOR THE MOST NORTHERLY CORNER OF THIS PARCEL, SAME BEING THE MOST EASTERLY CORNER OF SAID 0.984 OF AN ACRE PARCEL, THE MOST SOUTHERLY CORNER OF LOT 5, LEHMANN ACRES SUBDIVISION, RECORDED IN VOLUME 6, PAGE 69 AND THE MOST WESTERLY CORNER OF LOT 1, ALWIN C. BECHTOLD SUBDIVISION, RECORDED IN VOLUME 5, PAGE 113, BOTH OF THE MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS;

THENCE, WITH THE COMMON LINE OF THIS PARCEL WITH SAID LOT 1 AND LOTS 2, 3, 4, AND 5 OF SAID BECHTOLD SUBDIVISION AND THE AFOREMENTIONED LEHMANN PARCEL, S 44 DEG 29'38" E, A DISTANCE OF 771.69 FEET (CALLED S 44 DEG 33'04" E, 771.62') TO THE POINT OF BEGINNING AND CONTAINING 4.154 ACRES OF LAND.

BEING THE SAME PROPERTY SURVEYED AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1076592-1-CO, DATED JULY 27, 2021, AT 8:00 A.M.

ALTA/NSPS LAND TITLE SURVEY

WAYSIDE-MHP
0003-21-0053-TX-NEW BRAUNFELS-WAYSIDE
1687 IH 35
NEW BRAUNFELS, TX 78130

SURVEYOR'S CERTIFICATION

TO: STARWOOD MORTGAGE CAPITAL LLC, TOGETHER WITH 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 08/02/2021
LAST REVISION DATE: 08/09/2021

REGISTERED SURVEYOR: BRADLEY G.
WELLS R.P.L.S. NO.: 5499
IN THE STATE OF: TEXAS
FIRM REGISTRATION NO.: 10194275

REALM PROJECT NAME: WAYSIDE-MHP
REALM PROJECT NO.:
0003-21-0053-TX-NEW BRAUNFELS-WAYSIDE
SITE ADDRESS: 1687 IH 35, NEW BRAUNFELS, TX 78130

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

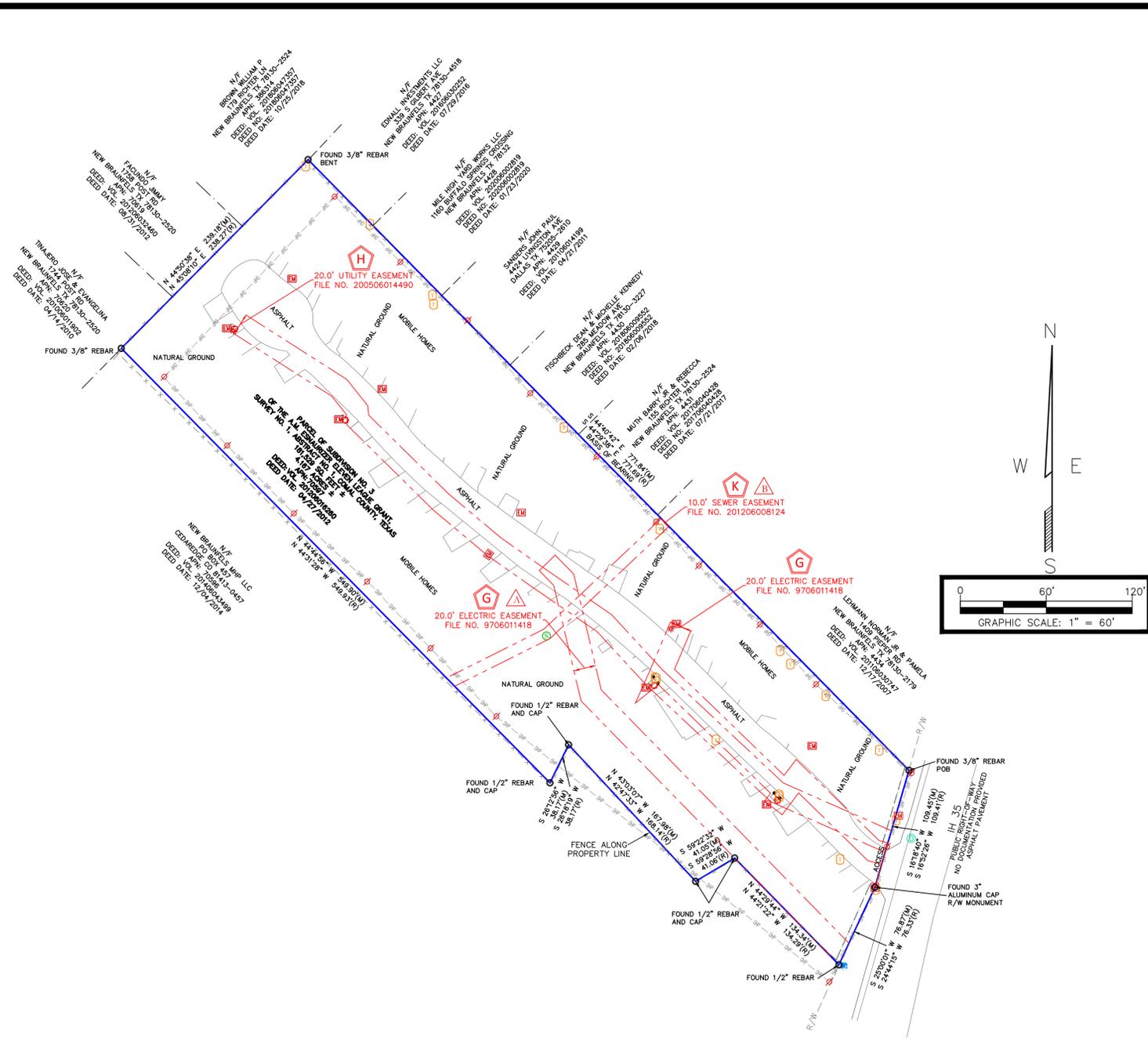
REALM LAND SERVICES, Inc.
Info@RealmLandServices.com
Phone Number: 571-208-2090



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

SURVEYOR'S FILE NAME AND/OR NO.: 21-5393
 CAD OPERATOR: AJM

Survey Performed and Drafted By:
BLEW & ASSOCIATES, P.A.
 3825 N. SHILOH DRIVE
 FAYETTEVILLE, AR 72703
 Phone: 479-443-4506
 FAX: 479-582-1883
 E-MAIL: SURVEY@BLEWINC.COM



LEGEND

SQ.FT.	SQUARE FEET	R/W	RIGHT-OF-WAY
POB	POINT OF BEGINNING	W	WATER VALVE
N/F	NOW OR FORMERLY	E	ELECTRIC BOX
EM	ELECTRIC METER	SM	STORM MANHOLE
TR	TELEPHONE RISER	SMH	SANITARY MANHOLE
FM	FOUND MONUMENT AS SHOWN	UP	UTILITY POLE
(R)	RECORD DIMENSION	FP	FIRE HYDRANT
(M)	MEASURED/CALCULATED DIMENSION	ROW	RIGHT-OF-WAY
B	BOLLARD	AL	ADJOINER LINE
AC	AIR CONDITIONER	BL	BOUNDARY LINE
		OP	OVERHEAD POWER LINE
		FW	FENCE
		RW	RETAINING WALL
		ES	EASEMENT

ZONING INFORMATION TABLE

Zoned:	
Permitted Use:	
Observed Use:	Mobile Home Park
Zoning Regulations can and do change, the local jurisdiction is the authoritative source and can be reached at: [List Contact Information]	
Bulk Restrictions:	
1. Minimum building setbacks:	
Front:	
Side:	
Rear:	
2. Minimum lot frontage:	
3. Minimum lot size:	
4. Maximum building height:	
5. Maximum floor area ratio:	
6. Maximum density:	
Parking Information:	
Total regular striped spaces provided:	0
Total handicap striped spaces provided:	0
Total combined striped spaces provided:	0
Source of Zoning Information:	
Awaiting zoning report	

REALM PROJECT NAME: WAYSIDE-MHP
 REALM PROJECT NO.:
 0003-21-0053-TX-NEW BRAUNFELS-WAYSIDE
 SITE ADDRESS: 1687 IH 35, NEW BRAUNFELS, TX 71830

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

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



6/7/2019 21-5393 AJM.dwg