

NOTES CORRESPONDING TO SCHEDULE B

- AS PER COMMITMENT NO. 00000000 DATED MARCH 5, 20
- 10a ANY AND ALL EASEMENTS, BUILDING LINES, AND CONDITIONS, COVENANTS, AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED UNDER FILM CODE NO. 353031, MAP RECORDS, [YOUR] COUNTY, TEXAS. [SHOWN HEREON]
- 10b ANY AND ALL EASEMENTS, BUILDING LINES, AND CONDITIONS, COVENANTS, AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED UNDER FILM CODE NO. 354091, MAP RECORDS, [YOUR] COUNTY, TEXAS. [SHOWN HEREON]
- 10c ANY AND ALL EASEMENTS, BUILDING LINES, AND CONDITIONS, COVENANTS, AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED UNDER FILM CODE NO. 534129, MAP RECORDS, [YOUR] COUNTY, TEXAS. [SHOWN HEREON]
- 10d A TWENTY-FIVE FOOT (25') BUILDING SETBACK LINE LOCATED ALONG THE NORTHEAST PROPERTY LINE AS SHOWN ON THE PLAT FILED FOR RECORD UNDER FILM CODE NO. 565107, MAP RECORDS, [YOUR] COUNTY, TEXAS. [SHOWN HEREON]
- 10e A FIVE FOOT (5') BUILDING SETBACK LINE LOCATED ALONG THE SOUTHEAST PROPERTY LINE AS SHOWN ON THE PLAT FILED FOR RECORD UNDER FILM CODE NO. 565107, MAP RECORDS, [YOUR] COUNTY, TEXAS. [SHOWN HEREON]
- 10f A FIFTEEN FOOT (15') BUILDING SETBACK LINE LOCATED ALONG THE SOUTHWEST PROPERTY LINE AS SHOWN ON THE PLAT FILED FOR RECORD UNDER FILM CODE NO. 565107, MAP RECORDS, [YOUR] COUNTY, TEXAS. [SHOWN HEREON]
- 10g A FIVE FOOT (5') BUILDING SETBACK LINE LOCATED ALONG THE NORTHWEST PROPERTY LINE AS SHOWN ON THE PLAT FILED FOR RECORD UNDER FILM CODE NO. 565107, MAP RECORDS, [YOUR] COUNTY, TEXAS. [SHOWN HEREON]
- 10h A FIFTEEN FOOT (15') PUBLIC UTILITY EASEMENT LOCATED ALONG THE NORTHEAST PROPERTY LINE AS SHOWN ON THE PLAT FILED FOR RECORD UNDER FILM CODE NO. 565107, MAP RECORDS, [YOUR] COUNTY, TEXAS. [SHOWN HEREON]
- 10i A TEN FOOT (10') PUBLIC UTILITY EASEMENT LOCATED ALONG THE SOUTHWEST PROPERTY LINE AS SHOWN ON THE PLAT FILED FOR RECORD UNDER FILM CODE NO. 565107, MAP RECORDS, [YOUR] COUNTY, TEXAS. [SHOWN HEREON]
- 10j A FIVE FOOT (5') AERIAL EASEMENT LOCATED ALONG THE NORTHEAST PROPERTY LINE AS SHOWN ON THE PLAT FILED FOR RECORD UNDER FILM CODE NO. 565107, MAP RECORDS, [YOUR] COUNTY, TEXAS. [SHOWN HEREON]

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

- Certified to: [Your] Company, LLC, its successors and assigns, [Your] Title Insurance Company, [Your] Lender.
- Re: File # Drawing # Promo1.DWG Title: The undersigned Registered Land Surveyor (the "Surveyor") hereby certifies that
1. This survey was prepared from an actual on-the-ground survey of the real property shown hereon (the "Property") and was conducted by the Surveyor or under the Surveyor's supervision;
2. Monuments have been duly located or placed and actually exist at all major corners of the boundaries of the Property and such monuments are located, are of the size, and consist of the materials, as shown on this Survey;
3. The survey and the legal description of the Property, including the point of beginning and all calls, is true, correct, and accurate, is identical to the legal description contained in Your Title Insurance Company's commitment for title insurance No. 00000000 dated March 5, 20, (the "Commitment") and there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments onto or protruding from the Property, or visible easements or rights-of-way (other than those which exist pursuant to recorded instruments) except as noted hereon;
4. All recorded easements or other instruments or exceptions noted in the Commitment ("Exceptions") and capable of being located have been correctly located hereon and are indicated by official recording information (book and page), and those Exceptions which cannot be located or do not affect the Property are noted hereon either as "blanket" Exceptions that affect the entire Property or as not affecting the Property;
5. The following, if they exist on the Property, have been located on this Survey:
- (a) buildings (labeled as to type, dimensions and gross square footage, and distance from each boundary line);
- (b) significant other improvements other than buildings, such as signs, parking areas, or other structures such as fences or walls (labeled as to dimensions and nature of use);
- (c) water/gas/sewer mains and telephone/electric/utility lines (as determined by on site surface observation only);
- (d) water retention or detention ponds;
- (e) high water marks, if the Property is located on or contains a body of water;
- (f) interior lot lines, and any natural or constructed objects affecting the Property;
6. Lines indicating all setback restrictions of record or disclosed by applicable building or zoning codes are drawn hereon and any height or bulk restrictions of record or disclosed by applicable building or zoning codes, if any, are noted hereon and the source for either type of restriction is indicated on this Survey. If no such restrictions affect or apply to the Property, a note has been placed hereon to so indicate;
7. If a street address has been assigned for the Property, it is noted on this survey;
8. A vicinity map is contained on this Survey and such vicinity map shows the Property in reference to nearby public rights-of-way and major street intersections. This Survey shows the names and widths of all rights-of-way bounding the Property and indicates (a) whether such rights-of-way are public or private; (b) by use of arrows drawn to the Property boundary line that there are no gaps between the Property boundaries and the borders of such rights-of-way; (c) existing curb cut access points to any such rights-of-way which are public; and (d) that the Property is contiguous to, and has access to and from North Texas Avenue a public roadway. This Survey shows the distance to and location of the nearest intersecting public street or road (if access is by easement or private right of way);
9. Based upon a review of Federal Flood Insurance Rate Maps (or the state or local equivalent if no federal map exists), the Surveyor has determined by scaled map location and graphic plotting only that the Property is not located in a 100 year Flood Plain or in an identified "flood prone area" as defined by the U. S. Department of Housing and Urban Development, pursuant to the Flood Disaster Insurance Rate Map Panel # 48201C1070K, dated April 20, 2000, which such map panel covers the area in which the Property is situated;
10. The Property contains approximately 3.92 acres and currently is zoned "C";
11. There are no encroachments of any improvements on the Property over any easements or encumbrances, or onto adjoining properties;
12. There are no encroachments of any improvements on adjoining property onto the Property;
13. All zoning use and density classifications are shown thereon.
14. The name of the owners of the properties adjoining the Property are indicated on this Survey;
15. This Survey meets or exceeds the minimum technical standards established pursuant to the laws of the state in which the Property is located and meets the requirements set forth in the Montecito Survey Protocol.

FIELD WORK DATE: 00/01/20____
FIELD SURVEY: MICHAEL F. FELDBUSCH, PLS

For inquiries, questions or concerns about this survey contact inquiries@ussurveyor.com or call 1-800-867-8783 ext. 221

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800-TO-SURVEY

PREPARED FOR: **YOUR LOGO**

PROJECT LOCATION:
_____, COUNTY, STATE OF _____

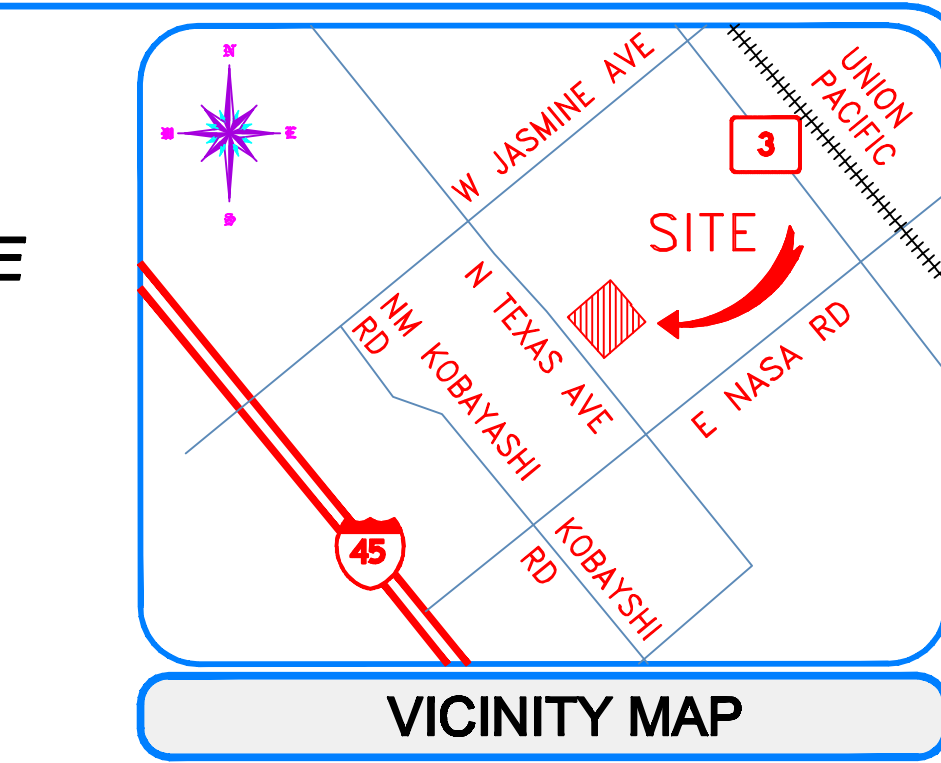
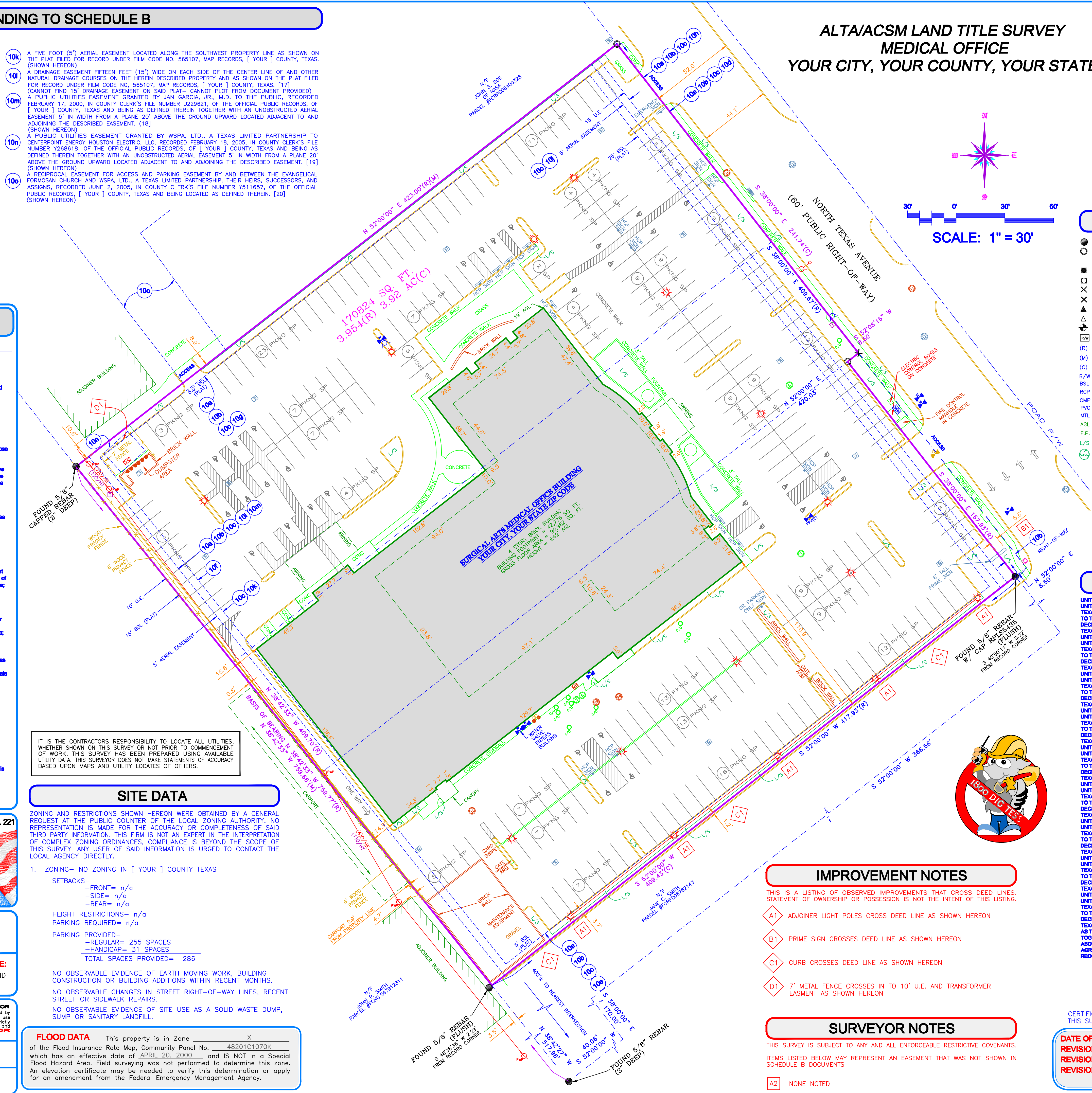
PROJECT ADDRESS: NORTH TEXAS AVENUE
YOUR CITY, TX 12345

PROJECT TYPE: ALTA/ACSM LAND
TITLE SURVEY

SAMPLE
MICHAEL F. FELDBUSCH
REGISTERED PROFESSIONAL
DATE 00/01/20____

SHEET 1 OF 1

JOB NUMBER:
PROMO1.DWG



STANDARD LEGEND

- MONUMENT FOUND
MONUMENT SET
P.K. NAIL FOUND
P.K. NAIL SET
FND X MARK
SET X MARK
R.R. SPIKE FOUND
R.R. SPIKE SET
BENCHMARK
CONC. R/W MARKER
RECORD DATA
MEASURED DATA
CALCULATED DATA
R/W RIGHT OF WAY
BSL BACK SET LINE
RCP REINFORCED CONC PIPE
CMP CORRUGATED METAL PIPE
PVC PLASTIC PIPE
UTL METAL PIPE
AGL ABOVE GROUND LEVEL
F.P. FOOTPRINT
LANDSCAPING
TREE
- POWERPOLE
GUY WIRE
LIGHT POLE
STREET LIGHT POLE
ELEC. TRANSFORMER
AIR CONDITIONER
BURIED ELECTRIC
OVERHEAD ELECTRIC
ELEC. MANHOLE
ELECTRIC METER
WATER LINE
WATER MANHOLE
WATER VALVE
WATER METER
HYDRANT
BACK FLOW PREVENTOR
FIRE PROTECTION VALVE
GAS VALVE
GAS METER
UNDERGROUND CABLE
GAS MANHOLE
GAS LINE
BOLLARD
BORE HOLE
MONITORING WELL
MAIL BOX
UNKNOWN MANHOLE
SAMPLE WELL
FLAG POLE
- SAN SEWER LINE
SEWER MANHOLE
CLEAN OUT
STORM DRAIN LINE
STORM DRAIN MANHOLE
STORM INLET
CURB INLET
PAY PHONE
TELEPHONE BOX
TELEPHONE MANHOLE
TELEPHONE POLE
TELEPHONE LINE
OVERHEAD TELEPHONE
UNDERGROUND CABLE
CABLE TELEVISION
OVERHEAD CABLE
CABLE BOX
UNDERGROUND CABLE MARKER
TRAFFIC POLES
TRAFFIC SIGNAL
TRAFFIC MANHOLE
TRAFFIC SIGNAL BOX
STOP SIGN
SIGN

LEGAL DESCRIPTION

- UNIT I: UNIT 100, [YOUR] MEDICAL CONDOMINIUM, A CONDOMINIUM PROJECT IN [YOUR] COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 187, PAGE 86, CONDOMINIUM RECORDS, [YOUR] COUNTY, TEXAS.
- UNIT II: UNIT 200, [YOUR] MEDICAL CONDOMINIUM, A CONDOMINIUM PROJECT IN [YOUR] COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 187, PAGE 86, CONDOMINIUM RECORDS, [YOUR] COUNTY, TEXAS.
- UNIT III: UNIT 300, [YOUR] MEDICAL CONDOMINIUM, A CONDOMINIUM PROJECT IN [YOUR] COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 187, PAGE 86, CONDOMINIUM RECORDS, [YOUR] COUNTY, TEXAS.
- UNIT IV: UNIT 400, [YOUR] MEDICAL CONDOMINIUM, A CONDOMINIUM PROJECT IN [YOUR] COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 187, PAGE 86, CONDOMINIUM RECORDS, [YOUR] COUNTY, TEXAS.
- UNIT V: UNIT 500, [YOUR] MEDICAL CONDOMINIUM, A CONDOMINIUM PROJECT IN [YOUR] COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 187, PAGE 86, CONDOMINIUM RECORDS, [YOUR] COUNTY, TEXAS.
- UNIT VI: UNIT 600, [YOUR] MEDICAL CONDOMINIUM, A CONDOMINIUM PROJECT IN [YOUR] COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 187, PAGE 86, CONDOMINIUM RECORDS, [YOUR] COUNTY, TEXAS.
- UNIT VII: UNIT 700, [YOUR] MEDICAL CONDOMINIUM, A CONDOMINIUM PROJECT IN [YOUR] COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 187, PAGE 86, CONDOMINIUM RECORDS, [YOUR] COUNTY, TEXAS.
- UNIT VIII: UNIT 800, [YOUR] MEDICAL CONDOMINIUM, A CONDOMINIUM PROJECT IN [YOUR] COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 187, PAGE 86, CONDOMINIUM RECORDS, [YOUR] COUNTY, TEXAS.
- UNIT IX: UNIT 900, [YOUR] MEDICAL CONDOMINIUM, A CONDOMINIUM PROJECT IN [YOUR] COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 187, PAGE 86, CONDOMINIUM RECORDS, [YOUR] COUNTY, TEXAS.
- UNIT X: UNIT 1000, [YOUR] MEDICAL CONDOMINIUM, A CONDOMINIUM PROJECT IN [YOUR] COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 187, PAGE 86, CONDOMINIUM RECORDS, [YOUR] COUNTY, TEXAS.
- AS TO ALL UNITS: TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO THE PROPERTY DESCRIBED ABOVE AS SET FORTH UNDER THAT CERTAIN RECIPROCAL EASEMENT FOR ACCESS AND PARKING AGREEMENT FILED FOR RECORD IN COUNTY CLERK'S FILE NUMBER Y511857, OFFICIAL PUBLIC RECORDS, [YOUR] COUNTY, TEXAS.

ALTA/ACSM LAND TITLE SURVEY
MEDICAL OFFICE
YOUR CITY, YOUR COUNTY, YOUR STATE

SCALE: 1" = 30'

NOT TO SCALE

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

- A1 ADJOINER LIGHT POLES CROSS DEED LINE AS SHOWN HEREON
- B1 PRIME SIGN CROSSES DEED LINE AS SHOWN HEREON
- C1 CURB CROSSES DEED LINE AS SHOWN HEREON
- D1 7' METAL FENCE CROSSES IN TO 10' U.E. AND TRANSFORMER EASEMENT AS SHOWN HEREON

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS. ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

- A2 NONE NOTED

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED. THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: 00/01/20____

REVISION: _____ DATE: _____

REVISION: _____ DATE: _____

REVISION: _____ DATE: _____

2/12/2009 2:00 PM

IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING- NO ZONING IN [YOUR] COUNTY TEXAS

SETBACKS-

- FRONT= n/a
- SIDE= n/a
- REAR= n/a

HEIGHT RESTRICTIONS- n/a

PARKING REQUIRED= n/a

PARKING PROVIDED-

- REGULAR= 255 SPACES
- HANDICAP= 31 SPACES
- TOTAL SPACES PROVIDED= 286

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

FLOOD DATA

This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 48201C1070K which has an effective date of APRIL 20, 2000 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.