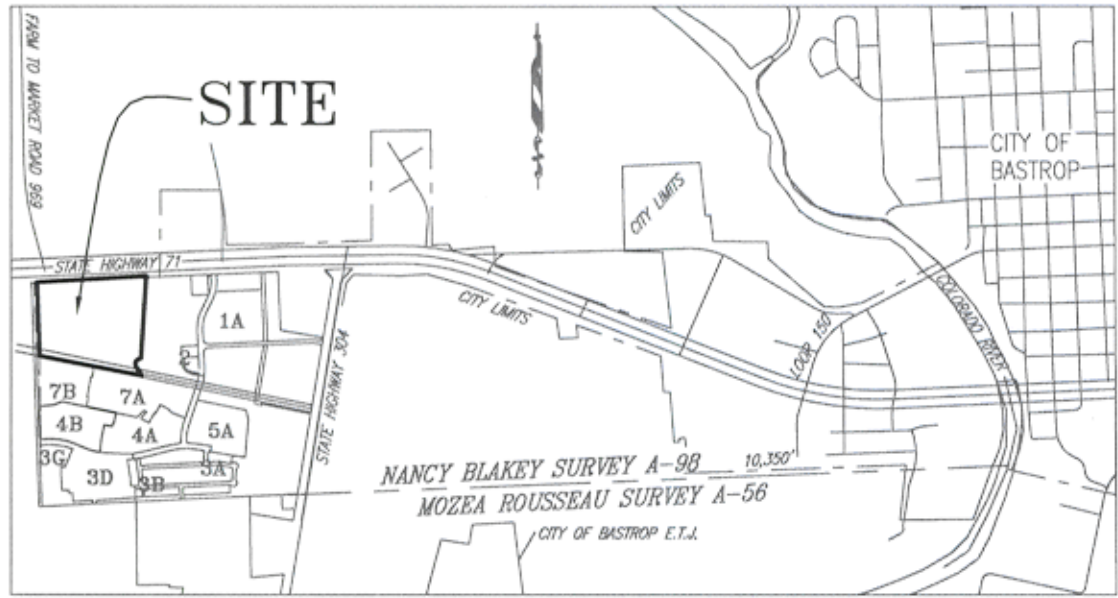


TITLE SURVEY OF 43.695 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS

APPROVED



LOCATION MAP  
NOT TO SCALE

TITLE COMMITMENT GFE 201400545

EFFECTIVE DATE: MARCH 10, 2014.

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS AS THOSE RECORDED IN VOLUME 1189, PAGE 418, VOLUME 1844, PAGE 896, VOLUME 1845, PAGE 26, AND VOLUME 1925, PAGE 474, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.

To: Forestar (USA) Real Estate Group, Inc., a Delaware Corporation, First American Title Insurance Company and Heritage Title Company.

THIS TRACT IS SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS:

10. b) Electric transmission line easement awarded to the Lower Colorado River Authority by judgment in Cause No. 2048, in the District Court of Bastrop County, Texas, recorded in Volume C, Page 417 of the Civil Minutes of the County Court of Bastrop County, Texas - as shown on drawing

f) Wastewater easement granted to the City of Bastrop, by instrument dated April 16, 2004, recorded in Volume 1428, Page 956 of the Official Public Records of Bastrop County, Texas - as shown on drawing

g) Public utility easement granted to the City of Bastrop, by instrument dated April 22, 2008, recorded in Volume 1830, Page 283 of the Official Public Records of Bastrop County, Texas - as shown on drawing

h) Drainage easement granted to the City of Bastrop, by instrument dated May 9, 2012, recorded in Volume 2145, Page 660 of the Official Public Records of Bastrop County, Texas - as shown on drawing

i) Drainage easement granted to the City of Bastrop, by instrument dated January 18, 20136, recorded in Volume 2211, Page 481 of the Official Public Records of Bastrop County, Texas - as shown on drawing

j) The term conditions and stipulations of that certain Agreement Regarding the Final Plot for Section One of Hunters Crossing Subdivision, Bastrop, Texas dated August 20, 2001, recorded in Volume 1159, page 195 of the Official Public Records of Bastrop County, Texas and being further affected by Volume 1179, Page 262, of the Official Public Records of Travis County, Texas

k) The terms, conditions and stipulations of that certain Declaration of Restrictive Covenants dated December 21, 2001, recorded in Volume 1189, Page 418, of the Official Public records of Bastrop County, Texas, and being further affected by Volume 1844, Page 896 of the Official Public Records of Bastrop County, Texas

l) The terms conditions and stipulations of that certain Ordinance No. 2003-35 dated December 9, 2003, recorded in Volume 1405, Page 572 of the Official Public Records of Bastrop County, Texas

m) The terms, conditions and stipulations of that certain Restatement of Development Agreement for Hunters Crossing Off Site Utility Improvements-City of Bastrop dated January 10, 2012 recorded in Volume 2123, Page 338 of the Official Public Records of Bastrop County, Texas

STATE OF TEXAS:  
COUNTY OF BASTROP:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. No portion of the legally described property lies within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48021C-0355E for Bastrop County, Texas, dated January 19, 2006.

Dated, this the 3rd day of APRIL, 2014.



ROBERT J. GERTSON, R.P.L.S. #6367  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin, Texas 78749  
512-280-5160 512-280-5165 (fax)  
rgertson@cdbdeng.com

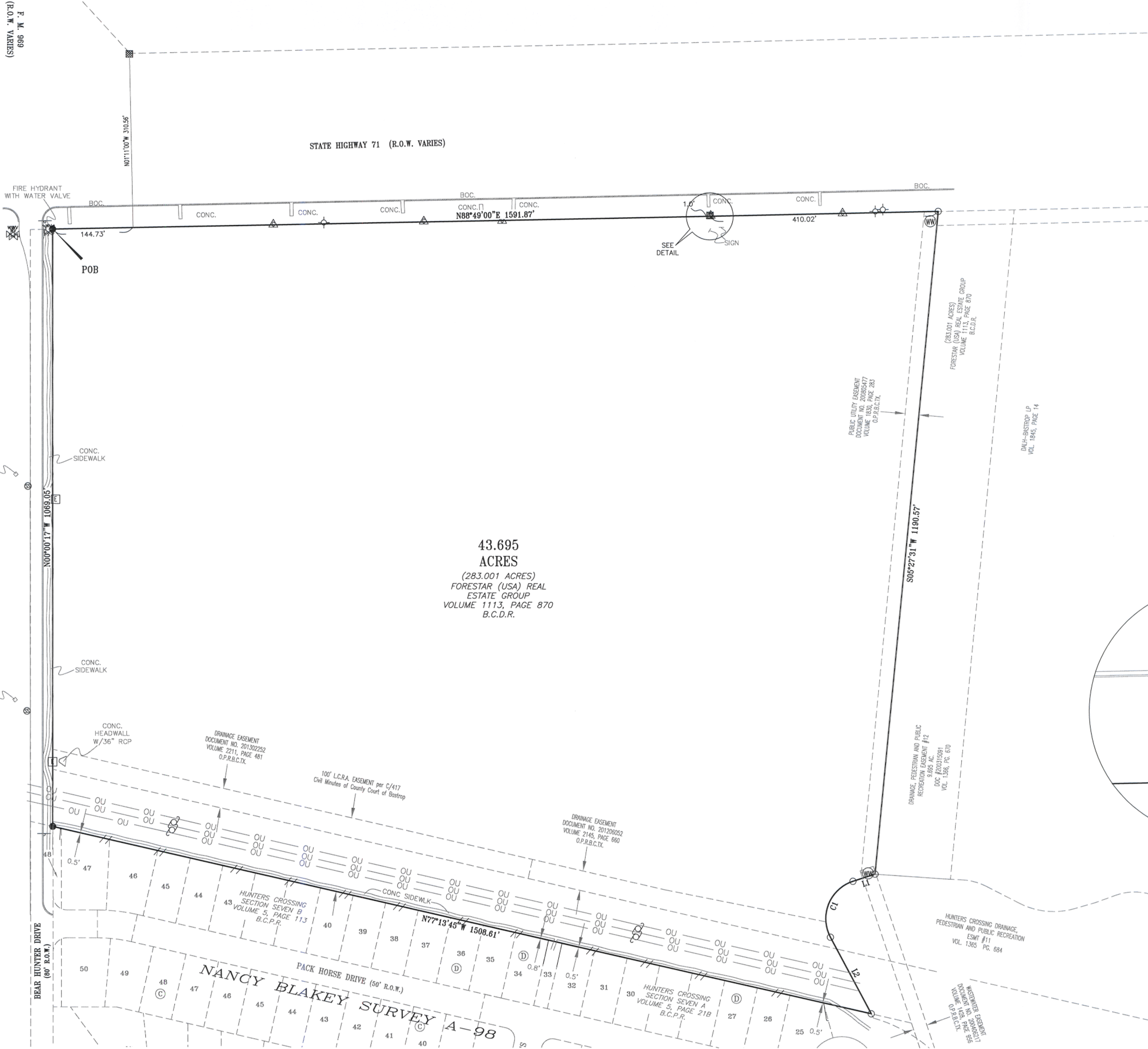
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169.773 ACRES  
J. D. WEAVER  
VOLUME 1903, PAGE 237  
D.R.B.C.T.X.

F. M. 969  
(R.O.W. VARIES)

AREA INLET

AREA INLET



Line Table		
Line #	Length	Direction
L1	41.78	S72°09'44"W
L2	155.62	S28°07'54"E

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C1	123.22	70.39	S22°00'55"W	108.08	84.33

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203)



Carlson, Brigrance & Doering, Inc.  
FIRM ID #F3791 ♦ REG. # 10024900  
Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

PATH-J: 4692\SURVEY\TITLE