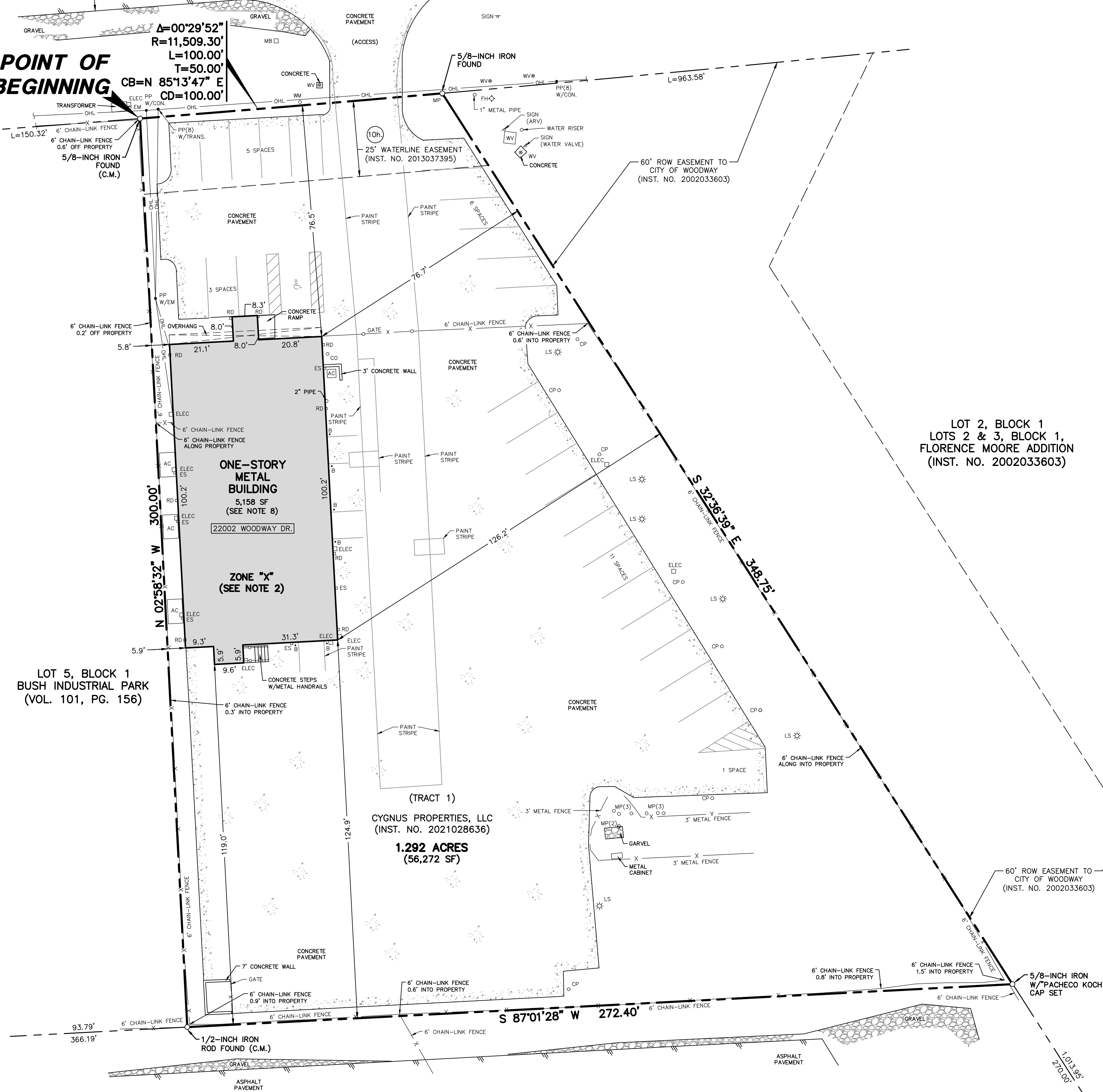


±297' TO US HWY NO. 84
(WOODWAY DRIVE) AND BUSH DRIVE

US HIGHWAY NO. 84 (WOODWAY DRIVE) (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING
CB=N 85°13'47" E
CD=100.00'
A=00°29'52"
R=11,509.30'
L=100.00'
T=50.00'



LOT 2, BLOCK 1
LOTS 2 & 3, BLOCK 1,
FLORENCE MOORE ADDITION
(INST. NO. 2002033603)

LOT 5, BLOCK 1
BUSH INDUSTRIAL PARK
(VOL. 101, PG. 156)

(TRACT 1)
CYGNUS PROPERTIES, LLC
(INST. NO. 2021028636)
1.292 ACRES
(56,272 SF)

LOT 6, BLOCK 1
BUSH INDUSTRIAL PARK
(VOL. 101, PG. 156)

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION of a 1.292 acre (56,272 square feet) tract of land situated in the Joseph White Survey, Abstract No. 900, City of Waco, McLennan County, Texas; said tract being all of that certain tract of land described in Warranty Deed to Cygnus Properties, LLC recorded in Instrument Number 2021028636 of the Official Public Records of McLennan County, Texas; said 1.292 acre (56,272 square feet) tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found for corner in the south right-of-way line of U.S. Highway No. 84 (Woodway Drive) (a variable width right-of-way); said point being the northeast corner of Lot 5, Block 1 of Bush Industrial Park, an addition to the City of Waco, Texas according to the plat recorded in Volume 101, Page 156 of the said Official Public Records; said point being in a non-tangent curve to the left;

THENCE, in a northeasterly direction along said curve to the left and the said south line of U.S. Highway No. 84 (Woodway Drive), having a central angle of 00 degrees, 29 minutes, 52 seconds, a radius of 11,509.30 feet, a chord bearing and distance of North 85 degrees, 13 minutes, 47 seconds East, 100.00 feet, an arc distance of 100.00 feet to a 5/8-inch iron rod found for corner; said point also being the northwest corner of Lot 2, Block 1 of Lots 2 and 3, Block 1, Florence Moore Addition, an addition to the City of Waco, Texas according to the plat recorded in Instrument Number 2002033603 of the said Official Public Records;

THENCE, South 32 degrees, 36 minutes, 39 seconds East, departing the said south line of U.S. Highway No. 84 (Woodway Drive) and along the southwest line of said Lot 2, Block 1, a distance of 348.75 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northeast corner of Lot 6, Block 1 of said Bush Industrial Park;

THENCE, South 87 degrees, 01 minutes, 28 seconds West, departing the said southwest line of Lot 2, Block 1 and along the north line of said Lot 6, Block 1, a distance of 272.40 feet to a 1/2-inch iron rod found for corner; said point being a north corner of said Lot 6, Block 1 and the southeast corner of said Lot 5, Block 1;

THENCE, North 02 degrees, 58 minutes, 32 seconds West, along the east line of said Lot 5, Block 1, a distance of 300.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 56,272 square feet or 1.292 acres of land, more or less.

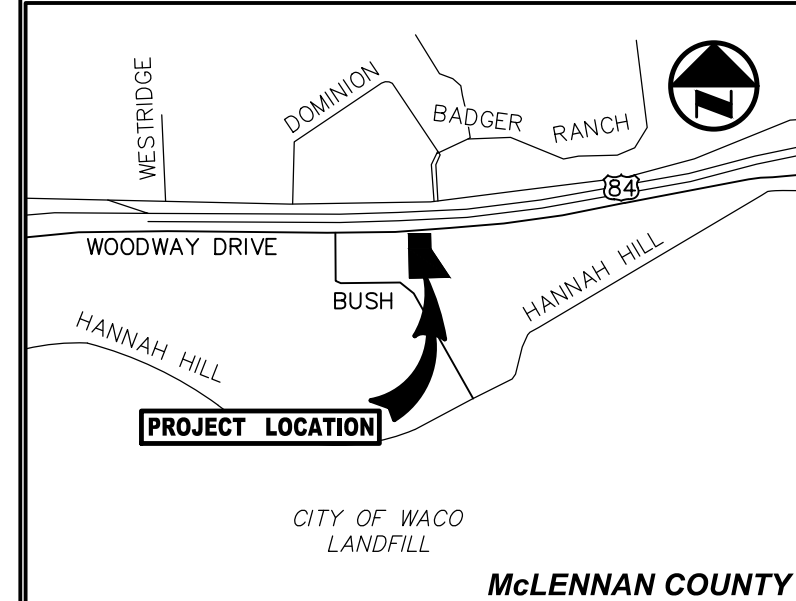
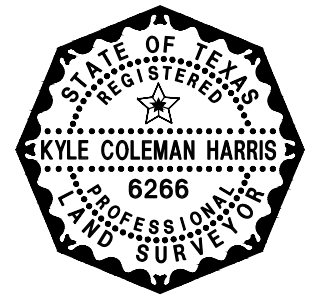
SURVEYOR'S CERTIFICATE

To: Cygnus Properties, LLC, a South Dakota limited liability company;
LPC Commercial Investments, LLC,
Capital Title of Texas, LLC; and
Fidelity National Title Insurance Company;

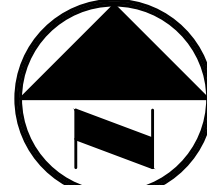
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 7(b)(1), 8, 14, and 16 of Table A thereof. The field work was completed on January 17, 2024.

Date of Plat or Map: February 1, 2024.

Kyle Harris
Kyle Colman Harris
Registered Professional Land Surveyor
No. 6266
kyle.harris@westwoodsps.com



VICINITY MAP
(NOT TO SCALE)



0 10 20 40 60
GRAPHIC SCALE IN FEET
1" = 20'

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203. Distances reported have been scaled by applying the McLennan County TxDOT surface adjustment factor of 1.000120000.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for McLennan County, Texas and Incorporated Areas, Map No. 48309C0510C, Community-Panel No. 480462 0510 C, Effective Date: September 26, 2008. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by Capital Title of Texas acting as an agent for Fidelity National Title Insurance Company, GF No. T-23-773584-DC, effective date December 1, 2023, issued January 3, 2024.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- The surveyor did not observe evidence of recent earth moving work, building construction or building additions at the time of this survey.
- Tract name in parentheses correspond to the naming convention cited in the Title Commitment.
- The area of the building shown is based on the building's footprint at ground level.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

- Those restrictive covenants recorded in Volume 611, Page 416, Real Property Records, McLennan County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) related to handicap, but does not discriminate against handicap persons; affects Tract 1 and does not affect Tracts 2, 3, 4 and 5.
Those restrictive covenants recorded in Volume 749, Page 285, Volume 1267, Page 490, Volume 1601, Page 533, Real Property Records, Tarrant County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) related to handicap, but does not discriminate against handicap persons; affects Tract 2 and does not affect Tracts 1, 3, 4 and 5.
Those restrictive covenants recorded in Volume 1674, Page 590, Real Property Records, Lubbock County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) related to handicap, but does not discriminate against handicap persons; affects Tract 4 and does not affect Tracts 1, 2, 3 and 5.
Those restrictive covenants recorded in Volume 1446, Page 179, Real Property Records, Taylor County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) related to handicap, but does not discriminate against handicap persons; affects Tract 5 and does not affect Tracts 1, 2, 3 and 4.
- Tract 1:
10h. Easements recorded in Instrument Number 2013037395 of the Official Public Records of McLennan County, Texas; do affect the subject property as shown hereon.

LEGEND

- ACB A/C UNIT
- B BOLLARD
- CPD CHARGING POST
- ELEC D ELECTRIC BOX
- EMD ELECTRIC METER
- ESB ELECTRIC SWITCH
- FH FIRE HYDRANT
- LS LIGHT STANDARD
- MB MAILBOX
- MP METAL POST
- RD ROOF DRAIN
- PP W/ CON POWER POLE W/ CONDUIT
- PP W/ TRANS POWER POLE W/ TRANSFORMER
- PP W/ EM POWER POLE W/ ELECTRIC METER
- WATER VAULT
- WV WATER VALVE
- WM WATER METER
- SON TRAFFIC SIGN
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- X FENCE
- OHL OVERHEAD UTILITY LINE
- HR HAND RAIL

ALTA/NSPS
LAND TITLE SURVEY
1.292 ACRE TRACT
LOCATED IN THE CITY OF WACO
AND BEING OUT OF THE
JOSEPH WHITE SURVEY, ABSTRACT NO. 900,
MCLENNAN COUNTY, TEXAS

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodsps.com

DRAWN BY GEB/JMC	CHECKED BY MWW/KCH	SCALE 1"=20'	DATE 01/17/2024	JOB NUMBER R0051350.00
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GF. NO. T-23-773584-DC TBPCLS. ENGINEERING FIRM NO. 11756
TBPCLS SURVEYING FIRM NO. 10074301

MWWER
2/1/2024 9:52 AM
C:\D\DKA\SURVEY_CSD\22002 WOODWAY
DRIVE-WACO\R0051350.00_LAS_MACDOWG

ALTA/NSPS LAND TITLE SURVEY - 1.292 ACRE TRACT