

COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NO. 2246003297 - SCHEDULE A:

TRACT 1
 A 5.841-acre tract of land, more or less, out of Lot "A", TOWN & COUNTRY SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 20, Page 65, Map Records, Hidalgo County, Texas, and Lot "B", MAP OF TOWN & COUNTRY SUBDIVISION PHASE II, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 21, Page 11, Map Records, Hidalgo County, Texas, lying North of Lot C, MAP OF LOT C, TOWN & COUNTRY SUBDIVISION PHASE II, as per map or plat thereof recorded in Volume 51, Page 72, Map Records, Hidalgo County, Texas, said 5.841-acre tract more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the Northeast corner of said Lot "A" for the Northeast corner of the following described tract of land, said point located at the intersection of the West line of 100.00-foot North 10th Street (S.H. No. 336) with the South line of 50.00-foot Zinnia Avenue;

THENCE, with the East line of said Lot "A" and the West line of said 100.00-foot North 10th Street (S.H. No. 336). South 08 degrees 45 minutes 00 seconds West 425.00 feet to an iron rod with MF cap set at the common East corner between said Lot "A" and said Lot "B" for an angle point in the East line hereof;

THENCE, continuing with the West line of said 100.00-foot North 10th Street (S.H. No. 336) and the East line of said Lot "B", South 08 degrees 47 minutes 20 seconds West 384.20 feet to an "X" mark set for the Southeast corner hereof, said point being the intersection of the Easterly projection of the most Southerly North line of said Lot C for the Southeast corner hereof;

THENCE, with the most Southerly North line of said Lot C and its projection. North 81 degrees 14 minutes 15 seconds West, at 10.00 feet pass the Northeast corner of said Lot C, and at 151.09 feet to an "X" mark found at an interior corner of said Lot C for the most Easterly Southwest corner hereof;

THENCE, with the most Westerly East line of said Lot C. North 08 degrees 45 minutes 00 seconds East 10.20 feet to a nail found at the most Westerly Northeast corner of said Lot C for an interior corner hereof;

THENCE, with the most Northerly North line of said Lot C, North 81 degrees 14 minutes 15 seconds West 173.00 feet to an "X" mark found at the Northwest corner of said Lot C for the most Westerly Southwest corner hereof, said point located on the East line of a 20.00-foot alley;

THENCE, with the West line of said Lot "B" and said Lot "A" and the East line of said 20.00-foot alley, North 08 degrees 45 minutes 00 seconds East 373.37 feet pass a point at the common West corner between said Lot "B" and said Lot "A", and at 799.00 feet to an iron rod with cap set at the Northwest corner of said Lot "A" for the Northwest corner hereof, said point being an intersection with the South line of 50.00-foot Zinnia Avenue;

THENCE, with the North line of said Lot "A" and the South line of said 50.00-foot Zinnia Avenue, South 81 degrees 14 minutes 15 seconds East 324.35 feet the POINT OF BEGINNING, containing 5.841 acres of land, more or less, comprised of 3.165 acres, more or less, in said Lot "A" and 2.819 acres, more or less, in said Lot "B".

TRACT 2:
 Easements appurtenant to TRACT 1, as created by that certain Agreement of Reciprocal Easements, Restrictions and Covenants dated August 24, 2007, by and between TOWN & COUNTRY DUNHILL, LLC, and LUBY'S RESTAURANTS LIMITED PARTNERSHIP, recorded under Clerk's File No. 1799110, Official Records, Hidalgo County, Texas.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NO. 2246003297 - SCHEDULE B EXCEPTIONS:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

1. The following restrictive covenants of record itemized below:

Tract 1 and Tract 2:
 Volume 933, Page 551, deed records, Volume 1588, Page 969, deed records, Volume 20, Page 65, Map records, and Volume 21, Page 11, Map records, and clerk's file no. 1799110, official records, Hidalgo County, Texas.

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

(VOLUME 933, PAGE 551 AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ELEMENTS)
 (VOLUME 1588, PAGE 969 AFFECTS LOT "A" - BLANKET IN NATURE)
 (VOLUME 20, PAGE 65 AFFECTS THE SUBJECT PROPERTY AS LOT "A" OF TRACT 1 SCHEDULE A - SETBACK LINE PLOTTED AND SHOWN HEREON)
 (VOLUME 21, PAGE 11 AFFECTS THE SUBJECT PROPERTY AS LOT "B" OF TRACT 1 SCHEDULE A - SETBACK LINE & FIRE HYDRANT EASEMENT PLOTTED AND SHOWN HEREON)
 (FILE NO. 1799110 AFFECTS THE SUBJECT PROPERTY AS TRACT 2 SCHEDULE A - EASEMENTS ARE BLANKET IN NATURE OVER THE LOCATIONS SHOWN HEREON)

10. The following matters and all terms of the documents creating or offering evidence of the matters:

e. Contract, Easement and Use Restriction dated July 13, 1978, recorded in Volume 1588, Page 969, Deed Records, Hidalgo County, Texas.
 (AFFECTS LOT "A" OF THE SUBJECT PROPERTY - BLANKET IN NATURE)

h. Agreement of Reciprocal Easements, Restrictions and Covenants dated August 24, 2007, recorded under Clerk's File No. 1799110, Official Records, Hidalgo County, Texas.
 (AFFECTS THE SUBJECT PROPERTY AS TRACT 2 SCHEDULE A - EASEMENTS ARE BLANKET IN NATURE OVER THE LOCATIONS SHOWN HEREON)

i. Minimum finished floor elevation; and, a 40.00-foot minimum building setback line along the East boundary line of Lot "A", as per map or plat recorded in Volume 20, Page 65, Map Records, Hidalgo County, Texas.
 (AFFECTS THE SUBJECT PROPERTY AS LOT "A" OF TRACT 1 SCHEDULE A - SETBACK LINE PLOTTED AND SHOWN HEREON - ELEVATION SHOTS AND CURB AND FINISHED FLOOR NOT WITHIN THE SCOPE OF THIS SURVEY PER SIGNED CLIENT PROPOSAL)

Minimum finished floor elevation; a 40.00-foot minimum building setback line along the East boundary line of lot "B"; and, an 18.00-foot by 10.00-foot fire hydrant easement along a portion of the East boundary line of Lot "B", as per map or plat recorded in Volume 21, Page 11, Map Records, Hidalgo County, Texas.
 (AFFECTS THE SUBJECT PROPERTY AS LOT "B" OF TRACT 1 SCHEDULE A - SETBACK LINE & FIRE HYDRANT EASEMENT PLOTTED AND SHOWN HEREON - ELEVATION SHOTS AND CURB AND FINISHED FLOOR NOT WITHIN THE SCOPE OF THIS SURVEY PER SIGNED CLIENT PROPOSAL)

MISCELLANEOUS NOTES:

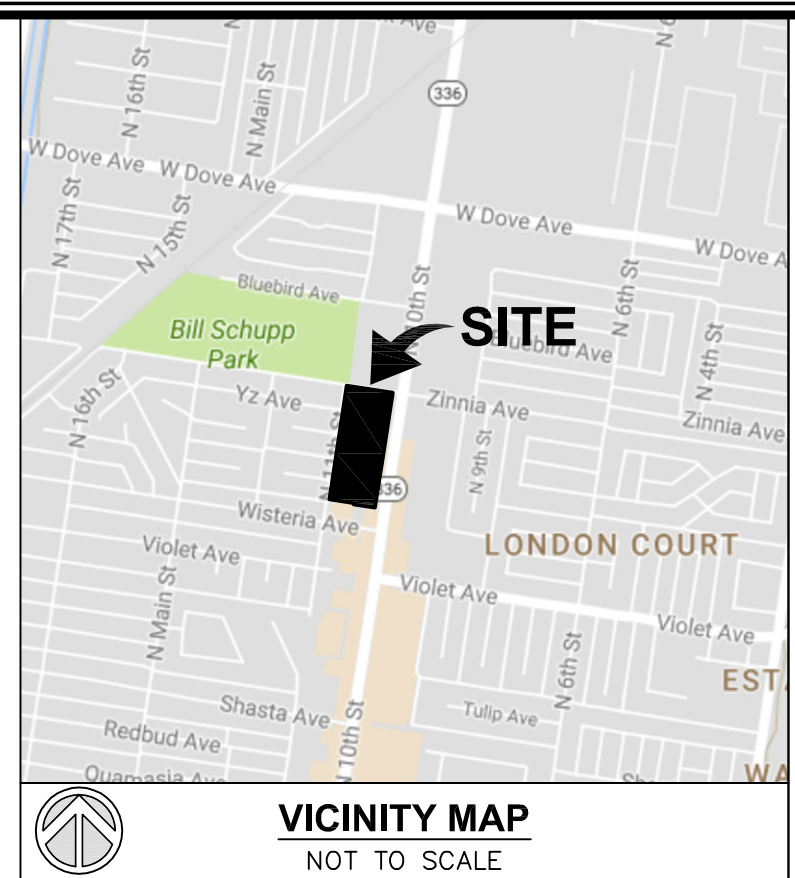
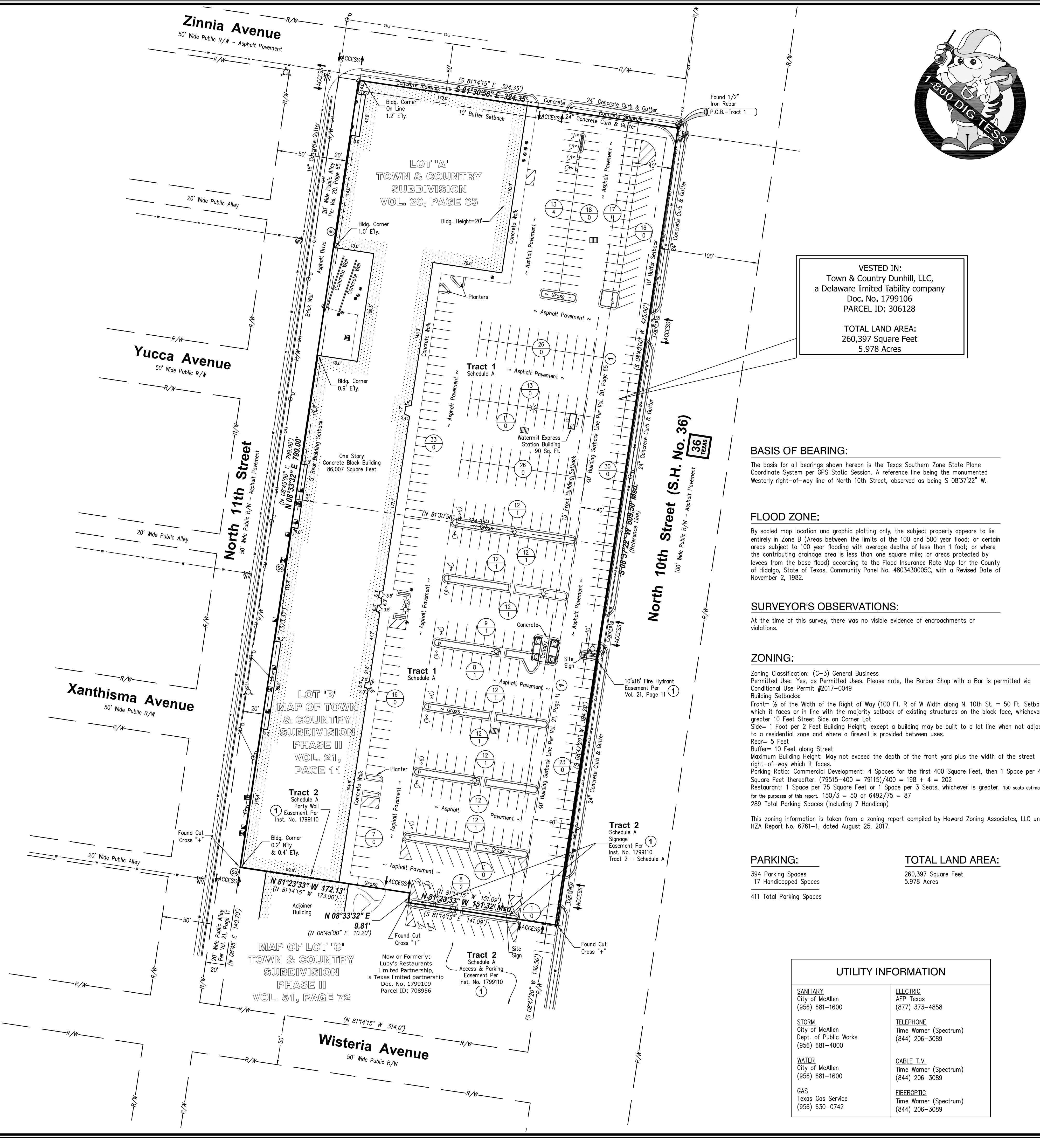
- There is direct access to the subject property via North 10th Street a public right-of-way, Zinnia Avenue a public right-of-way, North 11th Street, a public right-of-way via the 20' public alley along the Easterly right-of-way of said North 11th Street, and also via the Access & Parking Easement Per Tract 2 Schedule A, between T&C Dunhill, LLC and Luby's Restaurants Limited Partnership, recorded in Instrument No. 1799110.
- With regard to Table A Item 11, an 811 utility locate request was made and at the time when this survey was conducted, no underground utility markings were observed. The underground water main lines shown hereon are taken from an ALTA/ACSM Land Title Survey prepared by Michael Fabian Surveying, Inc., 320 North 15th Street, McAllen, Texas, dated 8/21/2007, Work Order No. 1547.
- The posted addresses on site are 4905-5115 North 10th Street, McAllen, Texas.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Commonwealth Land Title Insurance Company Commitment No. 2246003297 with an Effective Date of July 31, 2017.
- At the time of this survey there was no observable surface evidence of cemeteries or family burial grounds located on the subject property.
- There is an easement party wall in the subject's property per Instrument No. 1799110.

UTILITY INFORMATION

SANITARY City of McAllen (956) 681-1600	ELECTRIC AEP Texas (877) 373-4858
STORM City of McAllen Dept. of Public Works (956) 681-4000	TELEPHONE Time Warner (Spectrum) (844) 206-3089
WATER City of McAllen (956) 681-1600	CABLE T.V. Time Warner (Spectrum) (844) 206-3089
GAS Texas Gas Service (956) 630-0742	FIBEROPTIC Time Warner (Spectrum) (844) 206-3089

BY: DATE: COMMENT:
 RBR 8/28/17 CLIENT COMMENTS/ZONING REPORT

Sheet No. **1** of **1**
 MSI Project No. 41596
 PC/PM: EF/PF Drafter: PF/JO



VESTED IN:
 Town & Country Dunhill, LLC,
 a Delaware limited liability company
 Doc. No. 1799106
 PARCEL ID: 306128

TOTAL LAND AREA:
 260,397 Square Feet
 5.978 Acres

BASIS OF BEARING:
 The basis for all bearings shown hereon is the Texas Southern Zone State Plane Coordinate System per GPS Static Session. A reference line being the monumented Westerly right-of-way line of North 10th Street, observed as being S 08°37'22" W.

FLOOD ZONE:
 By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone B (Areas between the limits of the 100 and 500 year flood; or certain areas subject to 100 year flooding with average depths of less than 1 foot; or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood) according to the Flood Insurance Rate Map for the County of Hidalgo, State of Texas, Community Panel No. 4803430005C, with a Revised Date of November 2, 1982.

SURVEYOR'S OBSERVATIONS:
 At the time of this survey, there was no visible evidence of encroachments or violations.

ZONING:
 Zoning Classification: (C-3) General Business
 Permitted Use: Yes, as Permitted Uses. Please note, the Barber Shop with a Bar is permitted via Conditional Use Permit #2017-0049
 Building Setbacks:
 Front= 1/2 of the Width of the Right of Way (100 FL R of W Width along N. 10th St. = 50 Ft. Setback) which it faces or in line with the majority setback of existing structures on the block face, whichever is greater 10 Feet Street Side on Corner Lot
 Side= 1 Foot per 2 Feet Building Height; except a building may be built to a lot line when not adjacent to a residential zone and where a firewall is provided between uses.
 Rear= 5 Feet
 Buffer= 10 Feet along Street
 Maximum Building Height: May not exceed the depth of the front yard plus the width of the street right-of-way which it faces.
 Parking Ratio: Commercial Development: 4 Spaces for the first 400 Square Feet, then 1 Space per 400 Square Feet thereafter. (795-400 = 795/400 = 1.98 + 4 = 202
 Restaurant: 1 Space per 75 Square Feet or 1 Space per 3 Seats, whichever is greater. 150 seats estimated for the purposes of this report. 150/3 = 50 or 6492/75 = 87
 289 Total Parking Spaces (Including 7 Handicap)

This zoning information is taken from a zoning report compiled by Howard Zoning Associates, LLC under HZA Report No. 6761-1, dated August 25, 2017.

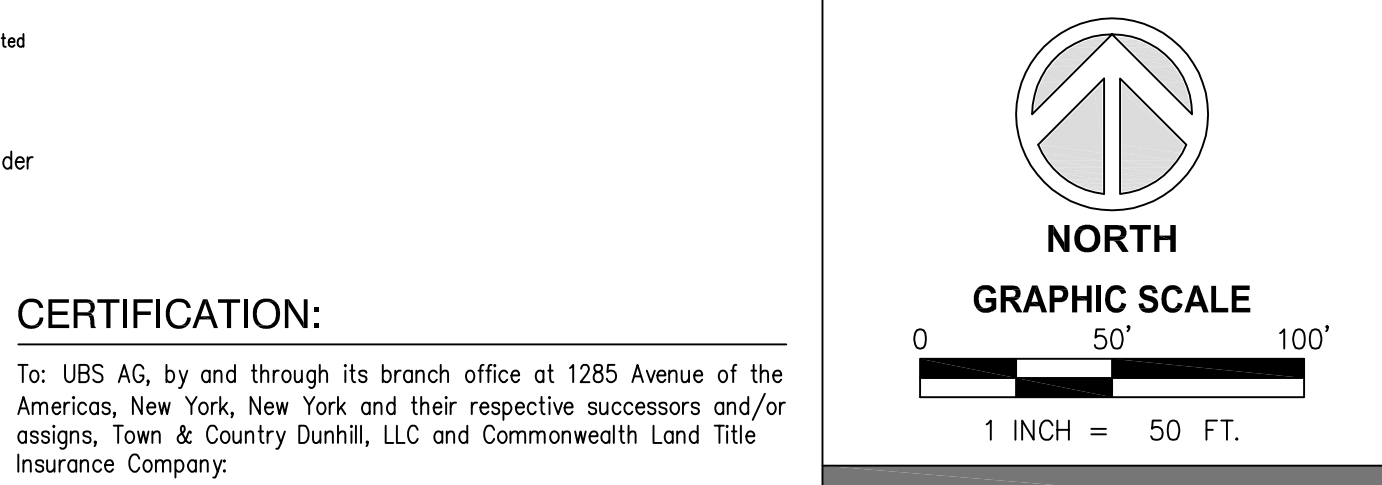
PARKING:
 394 Parking Spaces
 17 Handicapped Spaces
 411 Total Parking Spaces

TOTAL LAND AREA:
 260,397 Square Feet
 5.978 Acres

SYMBOL LEGEND

R/W	- Right-of-Way
●	- Monumentation Found as Noted
△	- PK Nail Set
⊗	- Schedule B-Section II Item
⊗ XX XX	- No. of Regular Parking Spaces - No. of Handicap Parking Spaces
⊗ 	- Curb Inlet Basin w/ Grate
⊗ 	- Catch Basin
⊗ 	- Sanitary Manhole
⊗ 	- Fire Hydrant
⊗ 	- Water Valve
⊗ 	- Water Meter
⊗ 	- Electric Meter
⊗ 	- Telephone Pedestal
⊗ 	- Canopy Support Post
⊗ 	- Ballard Post
⊗ 	- Handicap Space
⊗ 	- Sign
⊗ 	- Light Pole
⊗ 	- Utility Pole
⊗ 	- Water Line
⊗ 	- Overhead Utilities
⊗ 	- Wall (As Noted)
⊗ 	- No Parking Area
⊗ 	- Building Area

4905-5115 North 10th Street
 City of McAllen
 County of Hidalgo
 State of Texas



CERTIFICATION:
 To: UBS AG, by and through its branch office at 1265 Avenue of the Americas, New York, New York and their respective successors and/or assigns, Town & Country Dunhill, LLC and Commonwealth Land 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 16, and 17 of Table A thereof. The field work was completed on August 13, 2017.

Date of Plat or Map: August 15, 2017.

By: *Leo S. Bond*
 Leo S. Bond, RPLS
 Texas Registered Professional Land Surveyor No. 5793
 For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
RBR	8/28/17	CLIENT COMMENTS/ZONING REPORT

millman
 National Land Services
 Transforming the Industry
 Surveying
 Zoning
 Environmental
 Real Support - Title Review
 Millman Surveying, Inc.
 Corporate Headquarters
 4111 Bradley Circle NW
 Canton, OH 44718
 Phone: 800-520-1010
 Fax: 330-342-0834
 www.millmanland.com
 landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE
 SURVEY PREPARED FOR:

DUNHILL PARTNERS, INC.
 3100 Monticello Avenue
 Suite 300
 Dallas, Texas 75205
 Phone: (214) 525-3508



Surveyor's Seal