



Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd Suite E#183  
Akron, OH 44312  
330.294.1077  
www.amnational.net

PRESS CTRL &  
CLICK HERE  
TO REQUEST  
A QUOTE

### ALTA/NSPS Land Title Survey

for  
**Corridor Abilene**  
20250040

2617 Corridor Drive  
Abilene, Texas 79602  
Taylor County

Surveyor's Certification

To: RAMAR Land Corporation, an Ohio corporation; FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION; & American National, LLC.

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 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11a, 13, 17, 18 and 19 of Table A thereof. The field work was completed on 1/20/25

BY: Troy Dee  
Surveyor's printed name: Troy Dee  
Professional Land Surveyor Number: 6904  
In the State of Texas



Survey prepared by:  
Golden Land Surveying  
4131 N.W. 122nd St., Suite 100  
Oklahoma City, Oklahoma 73120  
Survey Updates: surveys@amnational.net

Date of Plat or Map: January 22, 2025  
Date of last revision: January 31, 2025

Drawn By: JJ  
GLS Job No. 251130  
Network Reference #20250040

### Legal Description

#### LEGAL DESCRIPTION

Lot 1, Block B, Section 1, Access Business Park, Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Cabinet 4, Slide 400, Plat Records, Taylor County, Texas.

The above described parcel is the same parcel as described in FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION's, Commitment No. 242350, bearing an effective date of December 13, 2024, 07:00 Am.

### Legend of Symbols & Abbreviations

☉ POWER POLE	☎ TELEPHONE RISER	⊕ GAS METER	🚦 TRAFFIC SIGNAL
☀ LIGHT POLE	☎ TELEPHONE MANHOLE	⊕ GAS VALVE	🚦 TRAFFIC SIGNAL BOX
⊕ ELECTRIC METER	☎ TELEPHONE PULL BOX	⊕ OIL PIPELINE MARKER	🚦 GREASE TRAP
⊕ ELECTRIC BOX	☎ FIBER OPTIC MARKER	⊕ MAIL BOX	🚦 KEY PAD
⊕ ELEC. TRANSFORMER	☎ CABLE TV PEDESTAL	☎ SIGN	🚦 SECTION CORNER
⊕ ELEC. MANHOLE	☎ CABLE MARKER	☎ FLAG POLE	🚦 QUARTER CORNER
⊕ ELEC. PEDESTAL	☎ CABLE TV PULL BOX	☎ FIRE HYDRANT	🚦 SET IRON PIN W/ CAP
⊕ ELEC. PULL BOX	☎ IRRIGATION CONTROL VALVE	☎ WATER MANHOLE	🚦 SET MAG NAIL W/ W/ASHER
☎ SPOT LIGHT	☎ SPRINKLER HEAD	☎ WATER VALVE	🚦 FOUND MONUMENT
☎ SANITARY SEWER MANHOLE	☎ BOLLARD	☎ WATER METER	🚦 RIGHT OF WAY MARKER
☎ SANITARY SEWER CLEANOUT	☎ VENT PIPE	☎ DOWN SPOUT	🚦 YARD HYDRANT/SPOCKET
☎ STORM SEWER MANHOLE	☎ FIRE DEPARTMENT CONNECT	☎ AIR CONDITIONER	🚦 BENCHMARK
☎ PROPRANE TANK	☎ FIBER OPTIC LINE	☎ BULL-BUILDING LIMIT LINE	
☎ WATER LINE	☎ PROPERTY LINE	☎ UTILITY EASEMENT	
☎ GAS LINE	☎ LOT LINE	☎ I.P.-IRON PIN	
☎ SANITARY SEWER LINE	☎ EASEMENT LINE	☎ S.I.P.-SET IRON PIN	
☎ TELEPHONE LINE	☎ SECTION LINE	☎ CGMP-CORRUGATED METAL PIPE	
☎ ELECTRIC LINE	☎ OVERHEAD POWERLINE	☎ H.C.-HANDICAP F.I.P.-FOUND IRON PIN	
☎ FENCE (TYPE AS NOTED)	☎ OVERHEAD POWERLINE	☎ R.C.-REINFORCED CONCRETE PIPE	

NOTE: ALL MONUMENTS SET ARE CARVED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "D.E.E. NLS 684" UNLESS NOTED OTHERWISE

### Encroachment Statement

⚠ No encroachments were observed.

### Utility Notes

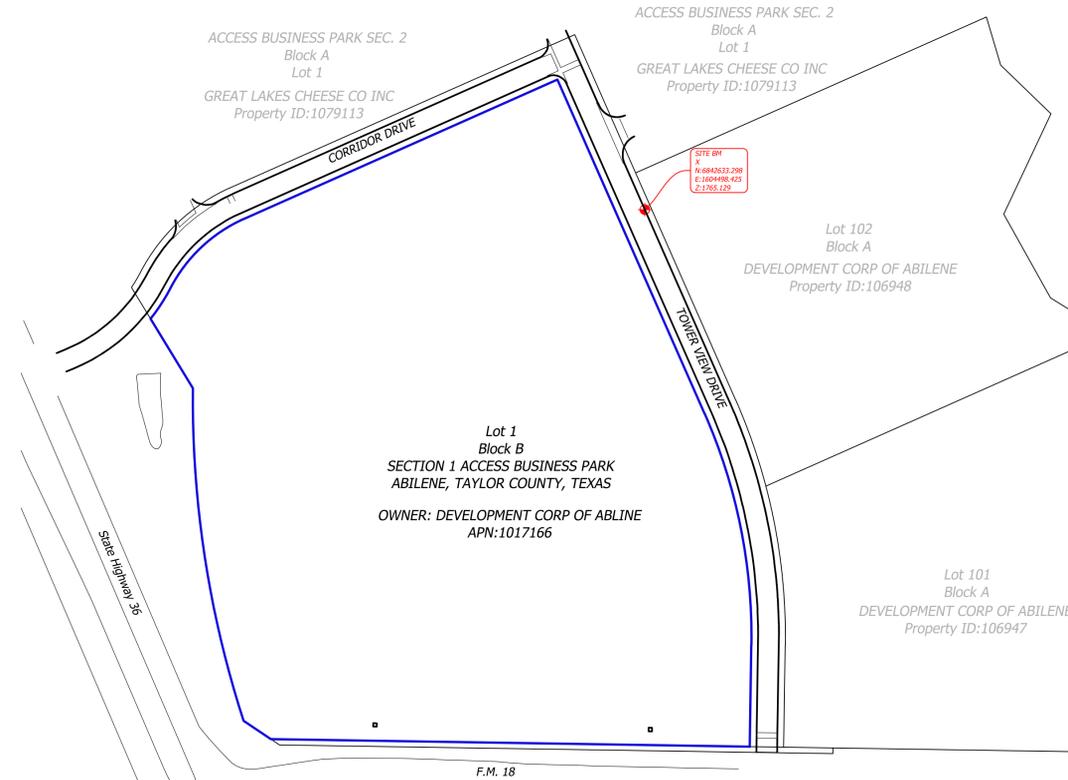
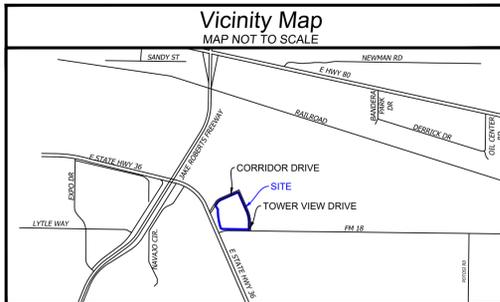
The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

### Notes Corresponding to Schedule B

- 10 The following matters and all terms of the documents creating or offering evidence of the matters:
- 9 Covenants, conditions, and restrictions contained in instruments recorded as Instrument Numbers 2018-00010916 and 201820259, Official Public Records, Taylor County, Texas. Reference to which instruments is here made for particulars. Omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set for in the applicable state or federal laws, except to the extent that said restriction is permitted by applicable law. Not Shown.
- h Easement dated 3/2/1931, executed by Barbara Scott Wise to West Texas Utilities Company, recorded in Volume 233, Page 427, Deed Records, Taylor County, Texas. Not Shown.
- l Easement dated 18/22/2005, executed by the City of Abilene, et al to BBP Bird, L.P., recorded in Volume 3135, Page 435, Official Public Records, Taylor County Texas. Not Shown.
- l Easement dated 12/6/2005, executed by Development Corporation of Abilene, Inc. to the City of Abilene, recorded in Volume 3174, Page 115, Official Public Records, Taylor County, Texas. Not Shown.
- k Easement dated 6/28/2018, executed by Development Corporation of Abilene, Inc. to AEP Texas Inc., recorded as Instrument Number 2018-00010917, Official Public Records, Taylor County, Texas. Shown.
- l 1' Non-Access Easements, 10' Additional Right-of-Way, 40' Drainage and Utility Easement, and undefined Drainage and Utility Easement, shown on Plat recorded in Cabinet 4, Slide 400, Plat Records, Taylor County, Texas. Shown.

### GENERAL NOTES

- GN1 Pursuant to Table A Item 2, An address of 2617 Corridor Drive, Abilene, Texas was observed in the provided Title Commitment No. 242350.
- GN2 Pursuant to Table A Items 6(b), the surveyor was not provided with a zoning report or letter and is therefore unable to address this item.
- GN3 Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
- GN4 Pursuant to Table A Item 10, There are no division or party walls with respect to adjoining properties.
- GN5 Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
- GN6 Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- GN7 Pursuant to Table A Item 18, the property description as listed within schedule "A" of the furnished title commitment as stated hereon, does include plottable offsite (i.e. appurtenant) easements and/or servitudes which are plotted and depicted accordingly.
- GN8 Pursuant to Table A Item 19, A Professional Liability Insurance policy has been obtained by the Surveyor and the Certificate of Insurance is available upon request.
- GN9 There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- GN10 A assumed bearing of South 89° 06' 20" East as the Westerly line of the subject property per the recorded plat was used as the basis of bearing for this survey.
- GN11 Subject property has direct access to Corridor Drive, Tower View Drive, F.M. 18 and State Highway 36, being a public Right-of-Way.
- GN12 The boundary line dimensions as shown on this Survey form a mathematically closed figure within ±0.1 feet and meet the Minimum Relative Positional Accuracy Standards set forth in the Texas Standards of Practice.
- GN13 The parcels are contiguous along their common boundary lines with no gaps, gores or strips.
- GN14 All unit of measurements are US Survey feet (Ground).
- GN15 Pursuant to Table A Item 7, there are no buildings on Subject Property.



### Zoning Information

STATUS	REQUIRED	OBSERVED	STATUS
PERMITTED USE			Contact info: (Zoning Dept contact info)
MIN. LOT AREA			
MIN. FRONTAGE			
MAX. BLDG COVERAGE			
MIN. SETBACKS FRONT			
MIN. SETBACKS SIDE			
MIN. SETBACKS REAR			
MAX. BUILDING HEIGHT			
PARKING REGULAR			
PARKING HANDICAP			
PARKING TOTAL			

**FLOOD NOTE:**  
By graphic plotting only, this property is in Zone(s)  
"X" of the Flood Insurance Rate Map, Community Panel No.  
48441C0245F, which bears an effective date of  
1/6/2012 and is not in a Special Flood Hazard Area.



