

NOTES:
1) FIELD WORK PERFORMED IN: JULY, 2023.
2) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3) ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.
4) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
5) PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED. AS SHOWN ON THE FEMA FLOOD MAP 48209C0225F, COMMUNITY PANEL NO. 225 OF 495, DATED SEPTEMBER 2, 2005.
6) FENCES ALONG BOUNDARY LINE MEASUREMENT.
7) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
8) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.
9) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 23-76236-SA, ISSUED DATE OF JANUARY 5, 2024 EFFECTIVE DATE OF DECEMBER 28, 2023.
SCHEDULE B:

2. RESTRICTIVE COVENANTS OF RECORD:
-NONE LISTED

10.
1. MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 163, PAGE 125 DEED RECORDS, HAYS COUNTY, TEXAS. - NOT A SURVEY MATTER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50° 04' 17"E	81.00'
L2	N65° 41' 41"E	106.47'
L3	N54° 03' 19"E	198.49'
L4	N68° 49' 54"E	137.27'
L5	N70° 16' 29"E	106.49'
L6	N63° 11' 59"E	213.12'
L7	N78° 58' 25"E	28.12'
L8	N33° 43' 40"W	56.13'
L9	N61° 17' 42"E	187.93'
L10	S58° 46' 41"E	35.97'
L11	S44° 11' 59"E	185.93'
L12	S47° 03' 20"E	109.48'
L13	S43° 16' 18"E	78.08'
L14	S42° 08' 21"E	121.72'
L15	S12° 54' 10"W	35.52'
L16	S07° 15' 43"W	163.19'
L17	S12° 48' 41"W	314.28'
L18	S17° 57' 46"W	44.58'
L19	S16° 50' 04"W	186.30'
L20	S07° 12' 09"W	172.13'
L21	S17° 37' 53"W	194.53'
L22	S36° 05' 32"W	107.48'
L23	S36° 11' 51"W	42.07'
L24	S26° 11' 38"W	99.91'
L25	S21° 30' 56"W	31.90'
L26	S19° 58' 52"W	214.78'
L27	S03° 42' 30"W	109.88'
L28	S09° 17' 00"W	93.44'
L29	S30° 27' 12"W	13.32'
L30	S60° 05' 22"W	15.53'
L31	N65° 47' 48"W	30.37'
L32	N81° 22' 23"W	43.11'
L33	S84° 53' 45"W	275.48'
L34	S59° 17' 46"W	99.83'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1425.00'	372.67'	14°59'03"	S14° 42' 40"W	371.81'
C2	2525.00'	424.79'	9°38'21"	S12° 00' 55"W	424.29'

LEGEND

- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- FOUND WOOD FENCE POST AS NOTED
- FOUND IRON PIPE FENCE POST AS NOTED
- FOUND 1/2" IRON ROD WITH A YELLOW CAP STAMPED "J.E. GARON RPLS 4303"
- FOUND 1/2" IRON ROD WITH A YELLOW CAP STAMPED "SURVCON INC"
- FOUND COTTON SPINDLE
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP UNLESS NOTED OTHERWISE
- WELL
- JUNCTION BOX
- LIGHT POLE
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE
- TRAFFIC SIGN
- HOG WIRE FENCE
- WIRE FENCE
- IRON FENCE
- GENERAL OVERHEAD UTILITY
- ELECTRIC (OVERHEAD)

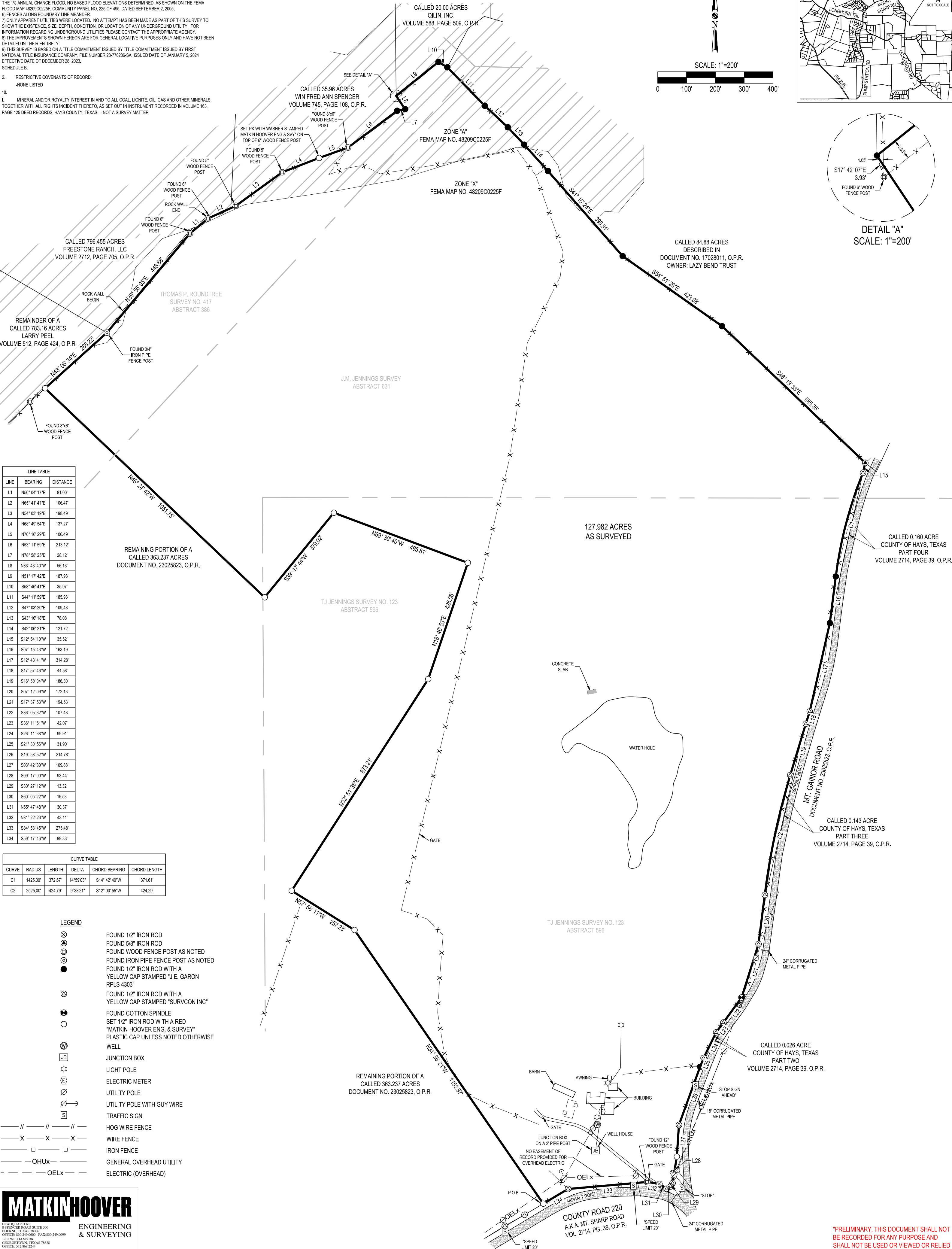
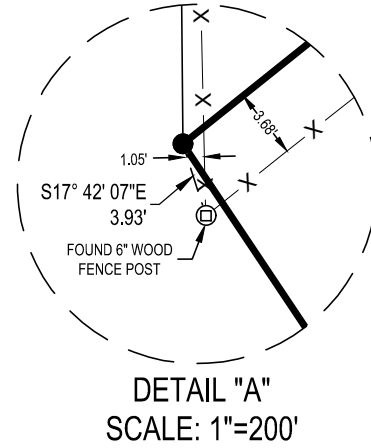
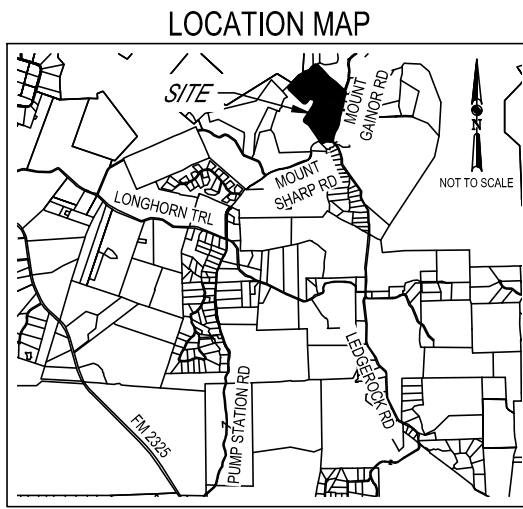
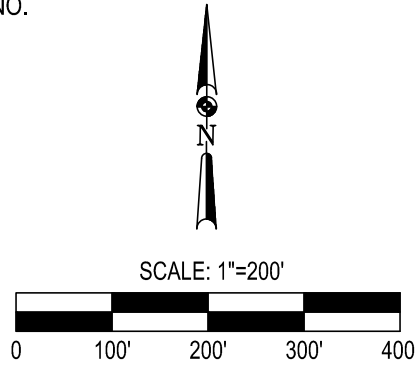
MATKIN-HOOVER

HEADQUARTERS:
A SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 817.260.0600 FAX: 817.260.0609
1700 WILLIAMS DR.
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

BOERNE, TEXAS REGISTERED SURVEYING FIRM #1-1002400
BOERNE, TEXAS REGISTERED ENGINEERING FIRM #004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

EXHIBIT OF

A 127.982 ACRE TRACT OF LAND, LOCATED IN THE THOMAS P. ROUNDTREE SURVEY NO. 417, ABSTRACT 386, THE J.M. JENNINGS SURVEY, ABSTRACT 631, AND THE TJ JENNINGS SURVEY NO. 123, ABSTRACT 596, HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 363.237 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 23025823 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".