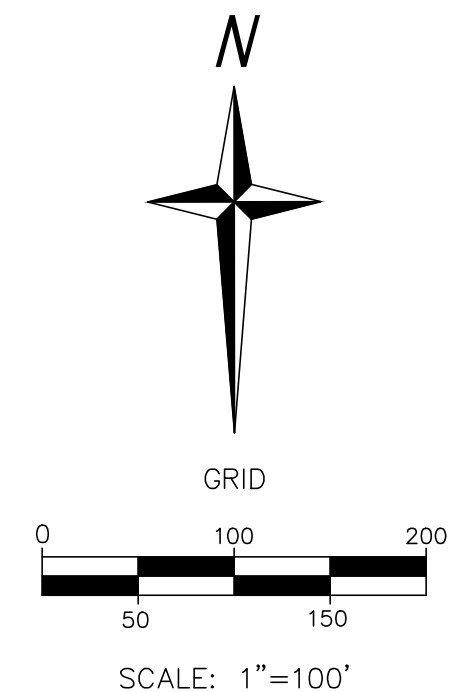


1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83. TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.0001602876
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT LIES WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE A" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #4826SC0650GF EFFECTIVE 05/15/2020. THIS IS AN AREA OF 1.0% CHANCE OF FLOOD HAZARD.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESES, I/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED VOL 947, PG. 309, O.P.R.K.C.T.) [COURSE VALUE PER DEED FILE NO. 11-05464 O.P.R.K.C.T.] THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT FOR JAMES CHANDLER.
6. THIS SURVEY, PLAT, DRAWING, OR EXHIBIT DOES NOT REPRESENT NOR INTEND TO REPRESENT A COMPLETE SET OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE RESPONSIBILITY OF ANY INDIVIDUAL OR ENTITY THAT HAS AN INTEREST IN THIS PROPERTY OR TRACT(S), NOT THE SURVEYOR, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, AND REGULATIONS RELATING BUT NOT LIMITED TO BUILDING, CONSTRUCTION, DEVELOPMENT, IMPROVEMENT, ENVIRONMENTAL IMPACTS, OR ANY OTHER MODIFICATION UPON THE SUBJECT PROPERTY OR TRACT(S).
7. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

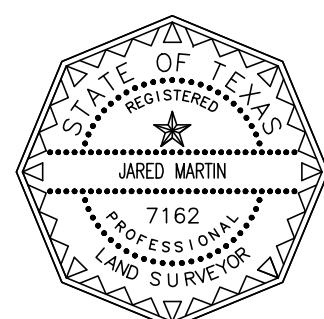
BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND AUGUST 19, 2025

8.973 ACRES
 WITHIN THE RACHEL E. MARSHALL SURVEY No. 1304, ABSTRACT No. 600
 AND THE D.B. LAWRENCE SURVEY No. 622, ABSTRACT 240, KERR
 COUNTY, TEXAS AND BEING THE REMAINDER OF LOT 175 TURTLE
 CREEK RANCHES, UN-RECORDED SUBDIVISION AS DESCRIBED IN VOLUME
 947, PAGE 309 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: SEPTEMBER 09, 2025


Jared Martin, R.P.L.S.
Registration No. 7162



FOUND 1/2" I.R.
 SET SURVEY NAIL W/WASHER STAMPED "WES 10194410"
 SET 5/8" I.R. W/CAP STAMPED "WES 10194410"
 _____ PROPERTY LINE
 _____ EASEMENT LINE
 F.E.M.A. 100 YEAR FLOODPLAIN "ZONE A"

 WELLBORN ENGINEERING & SURVEYING	631 WATER STREET KERRVILLE TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.		
	PROJECT: WES: 25-182	SCALE: 1"=100'	FIELD: JS/NS	DRAFTING: BM	CHECKED: JW
	LAST FIELD VISIT: 09.04.2025 LAST DRAFT REVISION: 09.09.2025				SHEET NO. 1 of 1