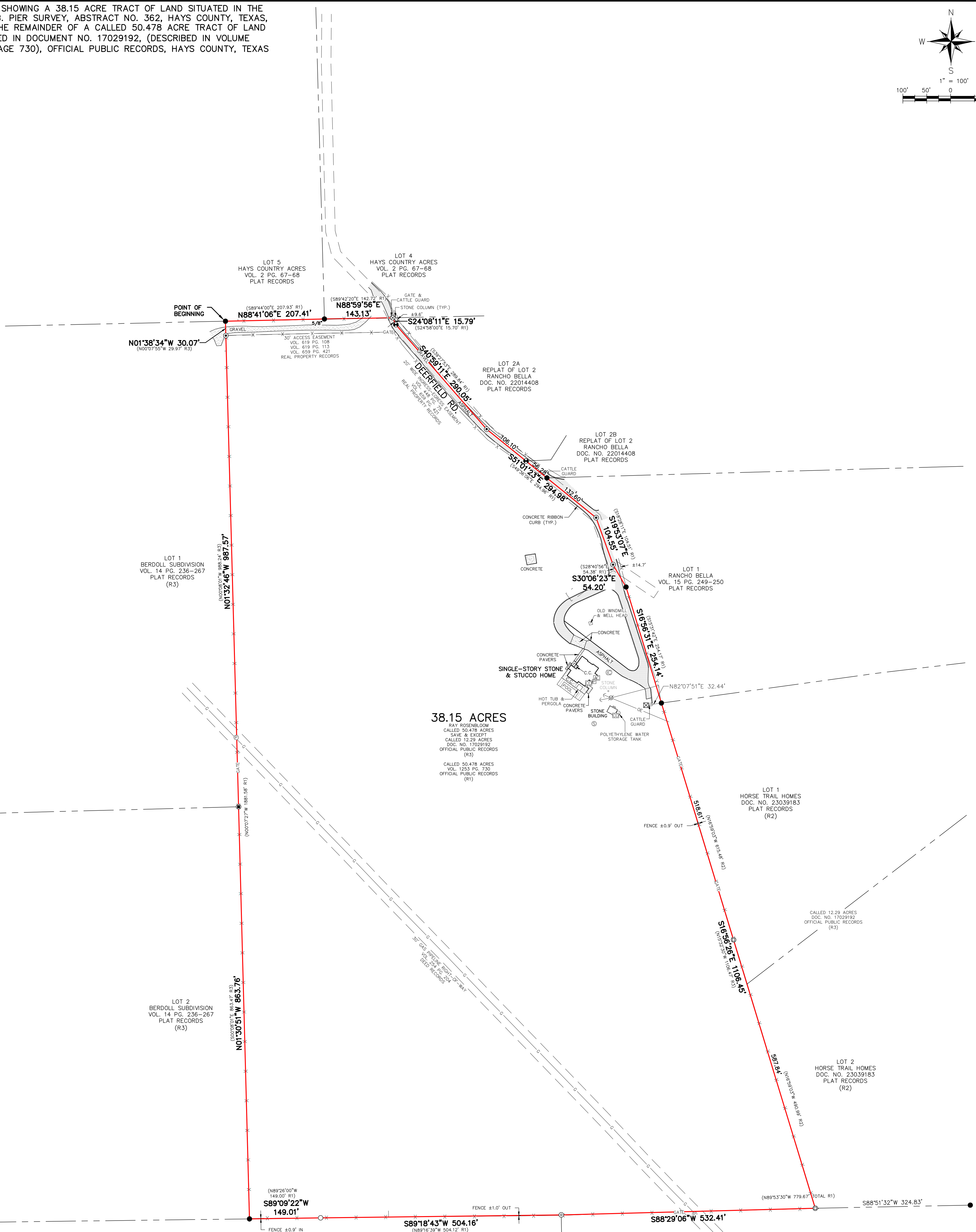
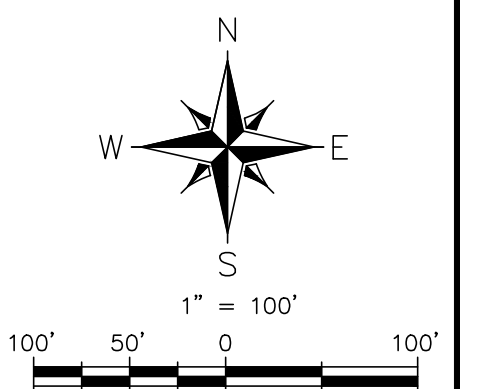


SURVEY SHOWING A 38.15 ACRE TRACT OF LAND SITUATED IN THE JAMES B. PIER SURVEY, ABSTRACT NO. 362, HAYS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 50.478 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 17029192, (DESCRIBED IN VOLUME 1253, PAGE 730), OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



38.15 ACRES
 RAY ROSENBLUM
 CALLED 50.478 ACRES
 SAVE & EXCEPT
 CALLED 12.29 ACRES
 DOC. NO. 17029192
 OFFICIAL PUBLIC RECORDS (R3)
 CALLED 50.478 ACRES
 VOL. 1253 PG. 730
 OFFICIAL PUBLIC RECORDS (R1)

SCHEDULE B RECORDED EXCEPTION DOCUMENTS
 10.0 - NWR
 10.1 - APPLIES TO PARENT TRACT OF 127.469 ACRES. AS IT APPLIES TO SUBJECT TRACT, PLOTTABLE DESCRIPTION NOT FOUND.
 *NWB - NOT WITHIN BOUNDS OF THE SUBJECT TRACT.
 *UNK - UNKNOWN IF WITHIN THE BOUNDS OF THE SUBJECT TRACT WITHOUT ADDITIONAL DOCUMENT REVIEW, RESEARCH AND/OR FIELDWORK WHICH IS OUTSIDE THE SCOPE OF THIS SURVEY.
 *MINERAL AND ROYALTY INTEREST DOCUMENTS NOT REVIEWED BY SURVEYOR.
 *SEE TITLE COMMITMENT FOR A FULL/COMPLETE LIST OF EXCEPTIONS AND/OR RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS LISTED ABOVE OR IN SCHEDULE B OF TITLE COMMITMENT.

GENERAL SURVEY NOTES
 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4200), NAD83 (2011) EPOCH 2010.00, DERIVED FROM GNSS OBSERVATIONS AND THE ALL-TERRA RTK NETWORK. DISTANCES SHOWN ARE GROUND DISTANCES AND IN U.S. SURVEY FEET.
 2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, C.F. NUMBER 8993-25-64020, EFFECTIVE DATE OF NOVEMBER 4, 2023, ISSUED DATE OF NOVEMBER 13, 2023, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS, SHALL BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THE SURVEYOR DID NOT RESEARCH COVENANTS, CONDITIONS AND RESTRICTIONS.
 4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY, IRRIGATION VALVES, SPRINKLER HEADS AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 6) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.
 7) 1) METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

PIPELINE NOTE
 THE PIPELINE SHOWN HEREON WAS OBTAINED FROM THE TEXAS RAILROAD COMMISSION (TRC) ARCHIVE SHAPEFILE DATASET AVAILABLE THROUGH THE TRC'S ONLINE DATA-DOWNLOAD RESOURCES. THE PIPELINE SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY AND DOES NOT REPRESENT A FIELD VERIFIED LOCATION.

- LEGEND**
- SET MAG NAIL W/ A YELLOW
 - WCR PLASTIC WASHER
 - SET COTTON SPINDLE W/ A YELLOW
 - WCR PLASTIC WASHER
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - FOUND MAG NAIL
 - POINT
 - FOUND 600 NAIL
 - FOUND IRON ROD W/ AN ORANGE
 - TRIS 4287 PLASTIC CAP
 - FOUND IRON ROD W/ A PLASTIC CAP
 - FOUND CHISELED X IN TOP OF CATTLE GUARD
 - METER POLE
 - GUY WIRE
 - IRRIGATION CONTROL VALVE
 - SEPTIC AREA
 - CLEAN OUT
 - PVC STUBOUT/PIPELINE MARKER
 - A/C PAD
 - FOUND CHISELED X IN TOP OF CATTLE GUARD
 - POOL EQUIPMENT
 - WIRE FENCE
 - OVERHEAD ELECTRIC
 - GAS
 - C.C. COVERED CONCRETE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AND CONDITIONS EXISTING AT THE TIME OF THE SURVEY.

THIS SURVEY AND PLAT WERE PREPARED IN COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS).

CHRISTOPHER JURICA
 REGISTERED PROFESSIONAL LAND SURVEYOR #6344
 CHRIS@WORLDLANDSURVEYING.COM 830-833-3010

01/19/2026

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 TBPELS FIRM #0194135

JOB NO.: 2848-26
 DRAWN BY: E.J.F.
 CHECKED BY: C.J.J.
 SHEET: 1 OF 1