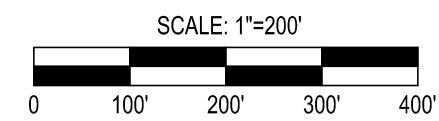
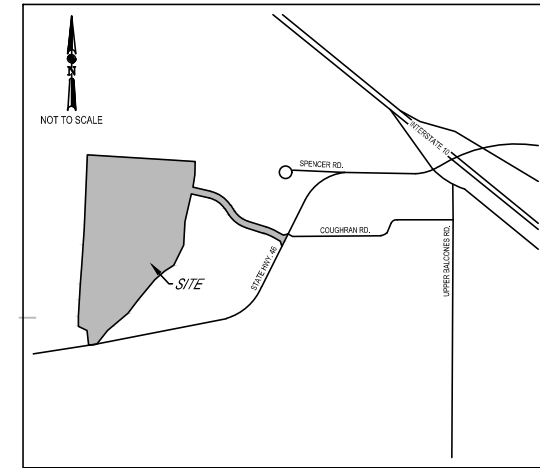


LOCATION MAP

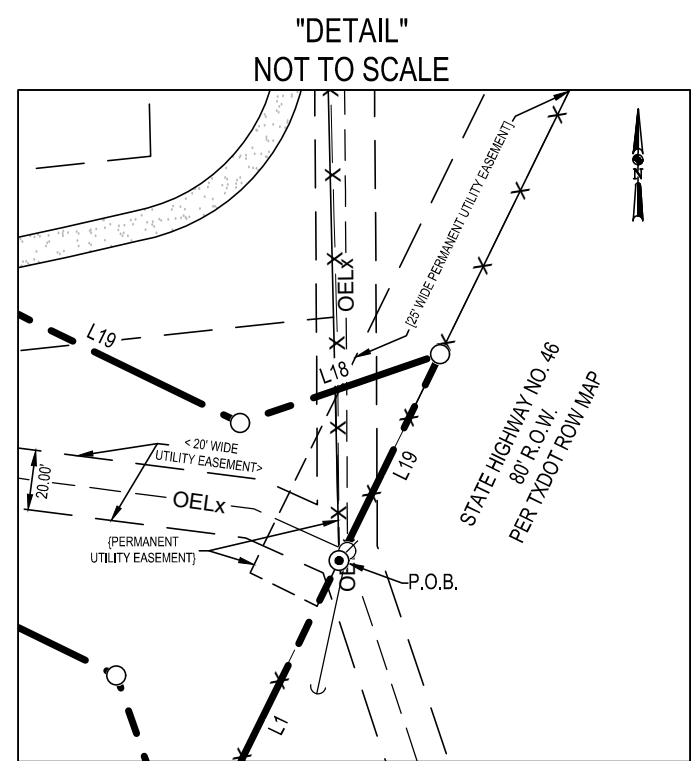


NOTES:
 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 404, NORTH AMERICAN DATUM (NAD) OF 1983.
 2) PORTIONS OF THIS TRACT LIE WITHIN FLOOD ZONE "A", AND ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAPS 4829C0400F & 4829C0415F, BOTH HAVE AN EFFECTIVE DATE OF DECEMBER 17, 2010. THE LIMITS OF FLOOD ZONE "A", SHOWN HEREON ARE APPROXIMATE AND TRACED FROM SAID GEOLOCATED FLOOD INSURANCE RATE MAPS.
 3) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY TITLE RESOURCES QUARANTY COMPANY, G.F. NUMBER 161-190203308, ISSUED DATE OF DECEMBER 18, 2019 EFFECTIVE DATE OF DECEMBER 6, 2019 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 LEGAL DESCRIPTION OF LAND:
 - A 71.12 ACRE TRACT OF LAND, MORE OR LESS, LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 148.247 ACRE TRACT OF RECORD IN VOLUME 1558 PAGE 748, A PORTION OF A CALLED 6.00 ACRE TRACT OF RECORD IN VOLUME 1558 PAGE 738, AND A PORTION OF A CALLED 5.082 ACRE TRACT OF RECORD IN VOLUME 1555 PAGE 39, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

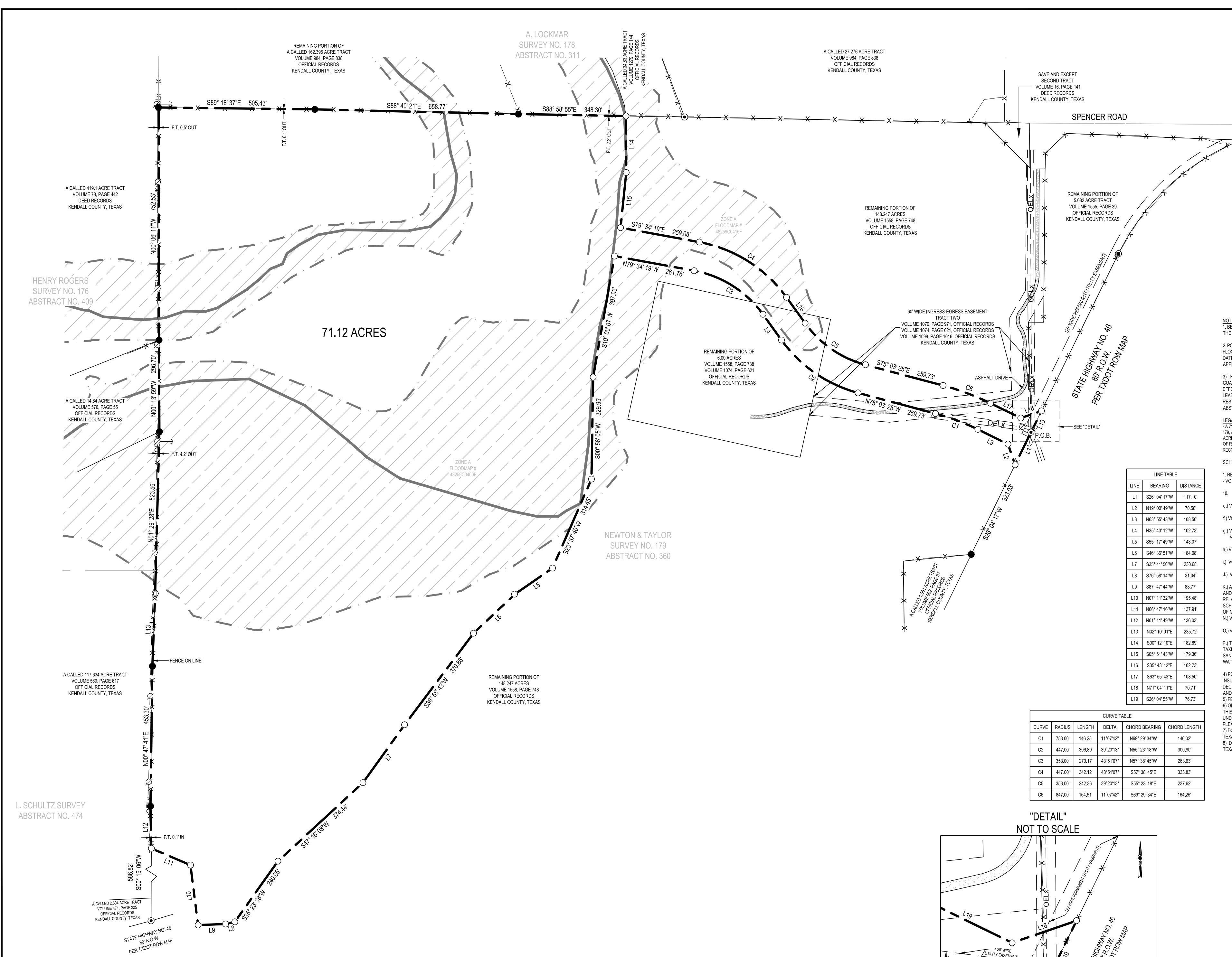
SCHEDULE B:
 1. RESTRICTIVE COVENANTS OF RECORD:
 - VOLUME 1555, PAGE 47, O.P.R.
 10.
 e.) VOLUME 307, PAGE 896, O.P.R., KENDALL COUNTY, TEXAS - APPLIES
 - UTILITY EASEMENT TO BANDERA ELECTRIC COOP - SHOWN HEREON
 f.) VOLUME 1074, PAGE 621, O.P.R., KENDALL COUNTY, TEXAS - APPLIES
 - AFFIDAVIT OF LAND LOCATION - SHOWN HEREON
 g.) VOLUME 1079, PAGE 971, O.P.R., KENDALL COUNTY, TEXAS - APPLIES
 VOLUME 1099, PAGE 1016, O.P.R., KENDALL COUNTY, TEXAS - APPLIES
 - ACCESS EASEMENT - SHOWN
 h.) VOLUME 1109, PAGE 888, O.P.R., KENDALL COUNTY, TEXAS
 - AFFIDAVIT TO THE PUBLIC CERTIFICATION OF OSSF REQUIRING MAINTENANCE
 i.) VOLUME 1558, PAGE 738, O.P.R., KENDALL COUNTY, TEXAS - APPLIES
 - TEMPORARY RESIDENTIAL LEASE - NOT A SURVEY MATTER
 j.) VOLUME 1628, PAGE 912, O.P.R., KENDALL COUNTY, TEXAS - APPLIES
 - PERMANENT UTILITY EASEMENT - SHOWN HEREON
 k.) ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING HERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. - NOT A SURVEY MATTER
 n.) VOLUME 461, PAGE 550, O.P.R., DOES NOT APPLY - DOES NOT CROSS SUBJECT TRACT
 - GTE SOUTHWEST EASEMENT AND RIGHT-OF-WAY
 o.) VOLUME 1623, PAGE 54, O.P.R. - APPLIES
 - 25' PERMANENT EASEMENT FOR UTILITIES - SHOWN
 p.) THE RIGHTS OF COW CREEK GROUNDWATER AND CONSERVATION DISTRICT TO LEVY TAXES AND ISSUE BONDS AND GOVERNING PLATING, AFFIDAVITS OF LOCATION, SANITATION AND WASTE DISPOSAL AND THE DRILLING, CONSTRUCTION AND USE OF WATER WELLS.
 4) PORTIONS OF THIS TRACT LIE WITHIN FLOOD ZONE "A" ACCORDING TO FLOOD INSURANCE RATE MAPS 4829C0400F & 4829C0415F, BOTH HAVE AN EFFECTIVE DATE OF DECEMBER 17, 2010. THE LIMITS OF FLOOD ZONE "A", SHOWN HEREON ARE APPROXIMATE AND TRACED FROM SAID GEOLOCATED FLOOD INSURANCE RATE MAPS.
 5) FENCES ALONG BOUNDARY LINE HEADERS
 6) 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.
 7) DOCUMENT RECORDED IN VOLUME 30, PAGE 78, DEED RECORDS, KENDALL COUNTY, TEXAS, IS REFERENCED FOR ROAD WIDENING PURPOSES OF STATE HIGHWAY NO. 46.
 8) DOCUMENT RECORDED IN VOLUME 73, PAGE 498, DEED RECORDS, KENDALL COUNTY, TEXAS, IS REFERENCED FOR ROAD WIDENING PURPOSES OF STATE HIGHWAY NO. 46.

LINE	BEARING	DISTANCE
L1	S28° 04' 17"W	117.10'
L2	N19° 00' 49"W	70.58'
L3	N63° 55' 43"W	108.50'
L4	N35° 43' 12"W	102.73'
L5	S55° 17' 49"W	148.07'
L6	S46° 36' 51"W	184.08'
L7	S35° 41' 56"W	230.68'
L8	S76° 58' 14"W	31.94'
L9	S87° 47' 44"W	88.77'
L10	N07° 11' 32"W	195.48'
L11	N66° 47' 16"W	137.91'
L12	N01° 11' 49"W	136.03'
L13	N02° 10' 01"E	235.72'
L14	S00° 12' 10"E	182.89'
L15	S05° 51' 43"W	179.36'
L16	S35° 43' 12"E	102.73'
L17	S63° 55' 43"E	108.50'
L18	N71° 04' 11"E	70.71'
L19	S26° 04' 55"W	76.73'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	753.00'	146.25'	11°07'42"	N69° 29' 34"W	146.02'
C2	447.00'	306.89'	39°20'13"	N55° 23' 18"W	300.90'
C3	353.00'	270.17'	43°5'10"	N57° 38' 45"W	263.63'
C4	447.00'	342.12'	43°5'10"	S57° 38' 45"E	333.83'
C5	353.00'	242.36'	39°20'13"	S55° 23' 18"E	237.62'
C6	847.00'	164.51'	11°07'42"	S69° 29' 34"E	164.25'



THIS SURVEY WAS MADE IN ACCORDANCE WITH AND SATISFIES THE REQUIREMENTS OF THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY AND CONFORMS TO THE CURRENT STANDARDS PROMULGATED BY THE BOARD OF PROFESSIONAL LAND SURVEYING.
 Kyle L. Pressler
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6528
 KYLE.PRESSLER@MATKINHOOVER.COM
 JOB NO. 16-4072 - 71.12 AC
 DATE: DECEMBER 18, 2019



MATKINHOOVER
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 TEXAS REGISTERED SURVEYING FIRM # 000040
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS

REVISIONS:
 UPDATED TO REFLECT REVISED TITLE COMMITMENT
 UPDATED CERTIFICATION
 DATE:
 12/18/19
 12/18/19

CATEGORY 1A, CONDITION III LAND TITLE SURVEY OF:
 A 71.12 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 148.247 ACRE TRACT OF RECORD IN VOLUME 1558 PAGE 748, A PORTION OF A CALLED 6.00 ACRE TRACT OF RECORD IN VOLUME 1558 PAGE 738, AND A PORTION OF A CALLED 5.082 ACRE TRACT OF RECORD IN VOLUME 1555 PAGE 39, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.