

GENERAL NOTES:

- This survey was performed utilizing that certain title report prepared by First American Title Insurance Company, G.F. No. NCS-1058997-BOS1 (Issue Date: May 12, 2021, Effective Date: April 15, 2021) and reflects only those easements and encumbrances of record mentioned therein. Kimley-Horn did not abstract the public records. The surveyed tract may be subject to additional government regulations and restrictions prior to further site development. This survey is a Category 1B (TSPS) Boundary Improvements Survey for site improvement and design purposes only. This survey is not to be used for land title transactions. A current title report was not provided to Kimley-Horn and Associates, Inc. and the public records was not abstracted by the surveyor, therefore all matters of encumbrance may not be reflected by this drawing.
- According to Community Panel No. 48259C0415F, Dated: December 17, 2010 (Case No.: 18-06-3773P - Revised to Reflect LOMR Dated: September 23, 2019) of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), a portion of the subject tract is located within Zone "AE" which is defined by FEMA as "1% annual flood chance area with base flood elevations determined". The remainder of the property is within Zone "X" (un-shaded) defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain." All zone delineations shown hereon are approximate. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Kimley-Horn or the undersigned.

GEODETIC BASIS STATEMENT:

HORIZONTAL CONTROL: The bearings, distances, areas and coordinates shown hereon are the Texas State Plane Coordinate System GRID, South Central Zone (FIPS 4204) (NAD83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the GRID. The unit of linear measurement is U.S. Survey Feet.

VERTICAL CONTROL: This drawing shows existing spot elevations and contour lines based upon a field survey conducted by survey personnel. The contour interval is 1 foot. All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD'88) based on GPS observations.

- Any underground utilities shown hereon are from Texas 811 markings located by survey crews, or record drawings obtained from utility companies representatives. Kimley-Horn cannot guarantee the locations of said utilities, except those that are observed and readily visible on the surface at the time of this survey. Kimley-Horn assumes no liability for poorly or improperly marked utility locations. Private interior service lines are not shown.
- ENCROACHMENTS:** Per ALTA/NSPS Survey Standards Item 5, Section C, Paragraph iii: The term "Encroachment" implies a legal opinion. "Evidence of potentially encroaching structural appearances and projections observed in the process of conducting fieldwork" relative to title lines, setbacks, adjoining properties, and rights-of-ways, will be shown, but the survey will make no judgment of "Encroachment" or "Non-encroachment".
- ZONING:** A Private Zoning Report was not provided by the owner or the insurer per ALTA/NSPS Optional Table A Items 6(a)(b). This survey does not reflect zoning status or restrictions.
- This survey does not provide any determination concerning wetlands, fault lines, toxic wastes (or any other environmental issue), archeological sites or obscured or poorly marked gravesites. An expert consultant should address such matters.
- The exterior "foot print" dimensions of all building shown hereon are used for square footage calculations.
- The surveyed property is the same as the land described in the Title Commitment.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance listed in General Note 1.)

- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
Item 1 of Schedule B is hereby deleted in its entirety.
- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, 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.
 - All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.)
 - Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road. (May be amended or deleted upon approval of survey.)
 - Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements. (May be amended or deleted upon execution of satisfactory affidavit with respect to parties in possession and tenants at closing.)
 - Denial of access to Interstate Highway 10 as set forth in Judgment recorded in Volume 88, Page 438, Deed Records, Kendall County, Texas. (SUBJECT TO AS SHOWN)
 - Affidavit regarding transfer of permit to operate a surface application system recorded in Volume 673, Page 205, Deed Records, Kendall County, Texas. (SUBJECT TO)
 - The liability on this policy covers only the Land stated herein, not the mobile home situated on subject property.

LEGAL DESCRIPTION OF LAND:

- See Exhibit "A" attached hereto and made a part hereof.

EXHIBIT "A"

Field notes of a 10.022 acre tract of land out of the A. Lockmar Survey No. 178, Kendall County, Texas, located about 1.1 miles S 48 deg W of the county seat in Boerne, Texas and being more fully described as follows:

Beginning at the point of intersection of the corner of Fredericks Creek and the Southwestern right-of-way line of Interstate Highway No. 10 for the Southeast corner of this tract, said point being N 66 deg 02 minutes E 3.774' from the Southwest corner of the said Survey No. 178;

Thence, with said Southwestern right-of-way line of I.H. 10 N 50 deg 28 minutes W 128.4'; N 42 deg 26 minutes W 404.1' and N 50 deg 58 minutes W 452.7' to a fence corner for the North corner of this tract;

Thence, with fence S 0 deg 51 minutes W 225.4'; S 0 deg 58' W 527.3'; S 0 deg 12' W 151.6' and S 0 deg 38 minutes E 84.3' to the center of Fredericks Creek for the Southwest corner of this tract;

Thence, with said center of creek S 85 deg 27 minutes E 134.4'; N 81 deg 23 minutes East 265.0'; N 58 deg 48 minutes E 163.5' and N 43 deg 40 minutes E 291.7' to the place of beginning and containing 10.022 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

A METES AND BOUNDS DESCRIPTION OF A 10.054 ACRE TRACT OF LAND

BEING a 10.054 acre (437,968 square feet) tract of land situated in the A. Lockmar Survey No. 178, Abstract No. 311, Kendall County, Texas, being all of that certain 10.022 acre tract of land described in instrument to "The James L. Wyatt Jr. Property Management Trust," recorded in Volume 1373, Page 340, and Document No. 00276408, and to "The Mildred M. Wyatt Property Management Trust," recorded in Volume 1373, Page 337, and Document No. 00276407, all in the Official Public Records of Kendall County, and being that same property described as 10.022 acres by metes and bounds recorded in Volume 104, Page 824, of the Deed Records of Kendall County; and being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the northeast corner of that certain 121.816 acre tract of land in instrument to "Executrix's Deed Barbee Taylor Winn" recorded in Volume 984, Page 838, and Document No. 00207234 of the Official Public Records of Kendall County, and marking the north corner of the herein described tract, said set rod bares North 51°11'10" West, 0.40 feet to a found Type I concrete monument;

THENCE, along the southwesterly right-of-way line of said Interstate Highway 10 (variable width public right-of-way) the following three (3) courses and distances:

- South 51°11'34" East, 455.58 feet to a Type I concrete monument found for corner;
- South 42°38'22" East, 403.94 feet to a Type I concrete monument found for corner;
- South 51°13'39" East, 84.46 feet passing a 1/2-inch iron rod with a plastic cap stamped "PFEIFFER" found on line, continuing for a total distance of 127.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the most north corner of that certain 13.422 acre tract described in instrument to Matkin Properties, LP in Volume 1418, Page 664, and Document No. 00284420 of the Official Public Records of Kendall County;

THENCE, departing the southwesterly right-of-way line of said Interstate Highway 10, and along the approximate centerline of Fredericks Creek, same being the southeasterly line of the herein described tract the following four (4) courses and distances:

- South 43°21'45" West, 290.74 feet to a calculated point for corner;
- South S8°29'45" West, 163.50 feet to a calculated point for corner;
- South 81°04'45" West, 265.00 feet to a calculated point for corner;
- North 85°45'15" West, 134.40 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the northwest corner of said 13.422 acre tract, and a point on the easterly line of that certain 27.276 acre tract described in instrument to "Executrix's Deed Barbee Taylor Winn" in Volume 984, Page 838, and Document No. 00207234 of the Official Public Records of Kendall County, marking the southwest corner of the herein described tract;

THENCE, North 0°41'24" West, along the easterly line of said 27.276 acre tract; at 28.56 feet passing a 1/2-inch iron rod with a plastic cap stamped "PFEIFFER" found 0.87' feet off line to the west, continuing for a total distance of 86.11 feet to a 1/2-inch iron rod found for a corner;













THENCE, along the easterly common line of said 121.816 acre tract the following three (3) courses and distances:

- North 0°14'11" West, along the easterly line of said 27.276 acre tract; at 6.54 feet passing a 1/2-inch iron rod found for northeast corner of said 27.276 acre tract 0.66' feet off line to the west, and marking the southeast corner of said 121.816 acre tract, continuing for a total distance of 149.79 feet to a 1/2-inch iron rod found for corner;
- North 0°39'45" East, 530.13 feet to a 1/2-inch iron rod found for corner;
- North 0°32'39" East, 224.86 feet to the **POINT OF BEGINNING** and containing 10.054 acres of land in Kendall County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LEGEND

| | | | |
|-----|---|-----|-------------------------------------|
| [T] | TELEPHONE BOX | [O] | SANITARY SEWER CLEAN OUT |
| [E] | ELECTRIC BOX | [S] | SANITARY SEWER MANHOLE |
| [A] | GUY ANCHOR | [D] | STORM SEWER MANHOLE |
| [U] | UTILITY POLE | [B] | TRAFFIC BOLLARD |
| [T] | ELECTRIC TRANSFORMER | [F] | FIRE |
| [E] | ELECTRIC VALVE | [C] | FIRE DEPT. CONNECTION |
| [M] | ELECTRIC METER | [W] | FIRE HYDRANT |
| [S] | SIGN | [M] | WATER METER |
| [B] | BORER LOCATION | [V] | WATER VALVE |
| [G] | GAS VALVE | [R] | IRISC SW/ IRON ROD W/ "KHA" CAP SET |
| [O] | OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY | [R] | IRON ROD FOUND |
| | | [D] | DEED RECORDS OF KENDALL COUNTY |

LINE TYPE LEGEND

| | |
|---|----------------------------|
|  | BOUNDARY LINE |
|  | EASEMENT LINE |
|  | BUILDING LINE |
|  | WATER LINE |
|  W | SANITARY SEWER LINE |
|  SS | STORM DRAIN LINE |
|  SD | UNDERGROUND GAS LINE |
|  GAS | OVERHEAD UTILITY LINE |
|  OHE | UNDERGROUND ELECTRIC LINE |
|  UGE | UNDERGROUND TELEPHONE LINE |
|  UGT | FENCE |
|  | |

SURVEYORS CERTIFICATION:

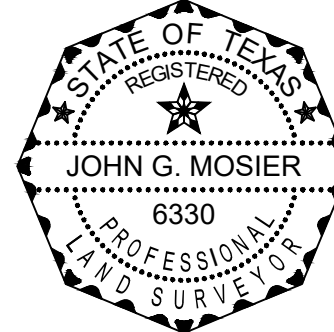
To: Roers Investments LLC, a Minnesota Limited Liability Company;
Roers Boerne Apartments Owner LLC, a Texas Limited Liability Company;
First American Title Insurance Company;

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 1.3,4,8,9,13 and 16 of Table A thereof.

Field Work Date: 05-18-2021
Survey Date: 06-01-2021

John G. Mosier

John Gregory Mosier
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ALTA/NSPS LAND TITLE SURVEY

10.054 ACRES
A. LOCKMAR SURVEY NO. 178
ABSTRACT NO. 311
CITY OF BOERNE, KENDALL COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|----------|-------------|-----------|
| 1" = 60' | SAL | JGM | 6/1/2021 | 069290301 | 1 OF 1 |

| No. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
| 1 | | |