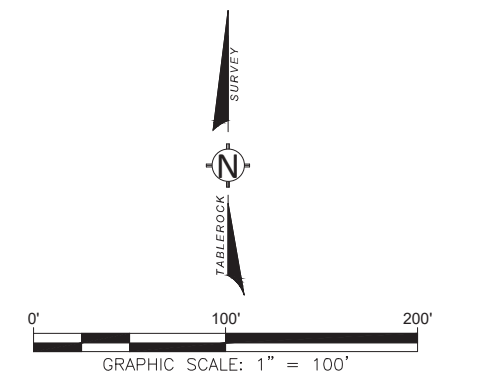
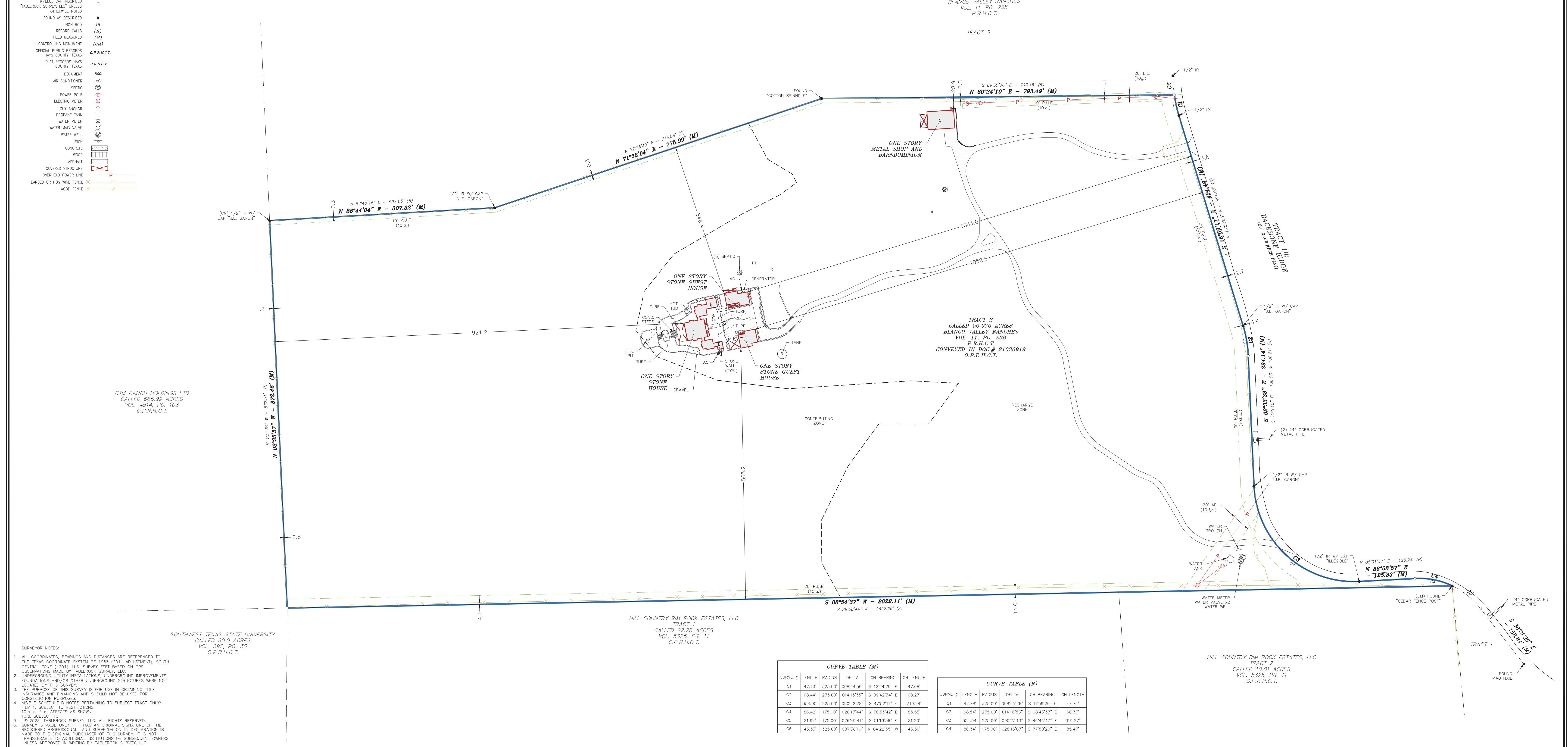


THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY; EFFECTIVE DATE: JULY 13, 2023; C.F. NO. 202301882; ISSUED: JULY 20, 2023.  
THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.  
THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND UNINCORPORATED AREAS, MAP NUMBER 482090355F, DATED SEPTEMBER 02, 2005. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEKS.HTM](http://www.fema.gov/indeks.htm).



- LEGEND**
- 5/8" IRON ROD SET
  - W/B/LUE CAP INCORPORATED
  - TABLET LOCK SURVEY, LLC UNLESS OTHERWISE NOTED
  - FOUND AS DESCRIBED
  - IRON ROD IR
  - RECORD CALLS (R)
  - FIELD MEASUREMENTS (M)
  - CONTROLLING MONUMENT (CM)
  - OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS O.P.R.H.C.T.
  - PLAT RECORDS HAYS COUNTY, TEXAS P.R.H.C.T.
  - DOCUMENT DOC
  - AIR CONDITIONER AC
  - SEPTIC
  - POWER POLE
  - ELECTRIC METER
  - GUY ANCHOR
  - PROPANE TANK PT
  - WATER METER
  - WATER MAIN VALVE
  - WATER WELL
  - SION
  - CONCRETE
  - WOOD
  - ASPHALT
  - COVERED STRUCTURE
  - OVERHEAD POWER LINE
  - BARBED OR HOOD WIRE FENCE
  - WOOD FENCE



CTM RANCH HOLDINGS LTD  
CALLED 665.99 ACRES  
VOL. 4514, PG. 103  
O.P.R.H.C.T.

SOUTHWEST TEXAS STATE UNIVERSITY  
CALLED 80.0 ACRES  
VOL. 892, PG. 35  
O.P.R.H.C.T.

HILL COUNTRY RIM ROCK ESTATES, LLC  
TRACT 1  
CALLED 22.28 ACRES  
VOL. 5325, PG. 11  
O.P.R.H.C.T.

HILL COUNTRY RIM ROCK ESTATES, LLC  
TRACT 2  
CALLED 10.0 ACRES  
VOL. 5325, PG. 11  
O.P.R.H.C.T.

- SURVEYOR NOTES:**
1. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLET LOCK SURVEY, LLC.
  2. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
  3. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
  4. VISIBLE SCHEDULE 'B' NOTES PERTAINING TO SUBJECT TRACT ONLY. ITEM 1, SUBJECT TO RESTRICTIONS, 10-0-6, 1-0-6, AFFECTS AS SHOWN, 10-0-6 SUBJECT TO.
  5. © 2023, TABLET LOCK SURVEY, LLC. ALL RIGHTS RESERVED. SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLET LOCK SURVEY, LLC.

| CURVE # | LENGTH  | RADIUS  | DELTA      | CH BEARING    | CH LENGTH |
|---------|---------|---------|------------|---------------|-----------|
| C1      | 47.73'  | 325.00' | 008°24'50" | S 12°24'29" E | 47.68'    |
| C2      | 68.44'  | 275.00' | 014°15'35" | S 09°42'34" E | 68.27'    |
| C3      | 354.90' | 225.00' | 090°22'26" | S 47°52'11" E | 319.24'   |
| C4      | 86.42'  | 175.00' | 028°17'44" | S 78°33'42" E | 85.55'    |
| C5      | 81.94'  | 175.00' | 026°49'41" | S 51°19'56" E | 81.20'    |
| C6      | 43.33'  | 325.00' | 007°38'19" | N 04°22'55" W | 43.30'    |

| CURVE # | LENGTH  | RADIUS  | DELTA      | CH BEARING    | CH LENGTH |
|---------|---------|---------|------------|---------------|-----------|
| C1      | 47.78'  | 325.00' | 008°25'26" | S 11°39'20" E | 47.74'    |
| C2      | 68.54'  | 275.00' | 014°16'33" | S 08°43'37" E | 68.37'    |
| C3      | 354.94' | 225.00' | 090°23'13" | S 46°46'47" E | 319.27'   |
| C4      | 86.34'  | 175.00' | 028°18'07" | S 77°50'20" E | 85.47'    |

**LEGAL DESCRIPTION:**  
SURVEY OF TRACT NO. TWO (2), OF BLANCO VALLEY RANCHES, A SUBDIVISION OF RECORD IN HAYS COUNTY, TEXAS, AS RECORDED IN VOLUME 11, PAGE 238, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

| NO. | REVISIONS                   | BY     | DATE     |
|-----|-----------------------------|--------|----------|
| 1   | UPDATED PER CLIENT COMMENTS | RTEMAN | 08/02/23 |

**SURVEYOR'S CERTIFICATE**  
PHIL HAMMONS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 07/20/2023, AND SUBSTANTIALLY COMES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWLEDGED OR INTENTIONAL OR NEGLIGENT ERRORS OR OMISSIONS, OR EVIDENCE OF PUBLIC ENCUMBRANCES, EXCEPT AS SHOWN HEREON.

PHIL HAMMONS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5840  
8/2/2023  
DATE SIGNED

**TITLE SURVEY OF:**  
1785  
BACKBONE RIDGE,  
SAN MARCOS,  
TX 78666, USA

**HAYS COUNTY, TEXAS**  
2204 TIMBERLOCH PLACE, SUITE 180  
THE WOODLANDS, TX 77380  
832.415.3869  
TABLET LOCK SURVEY, LLC  
WWW.TABLETLOCKSURVEY.COM