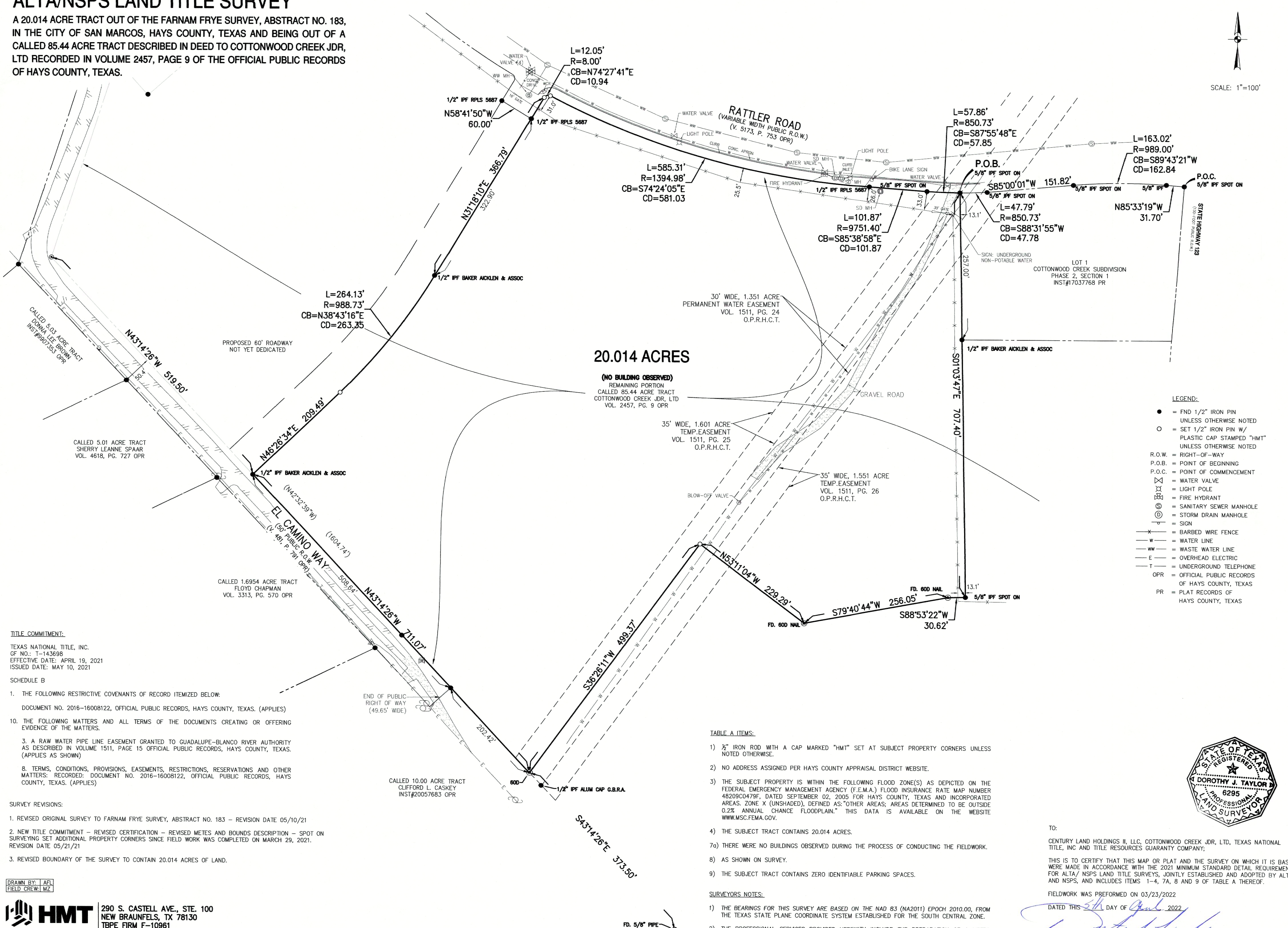
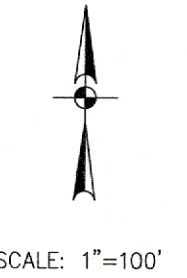


ALT/NSPS LAND TITLE SURVEY

A 20.014 ACRE TRACT OUT OF THE FARNAM FRYE SURVEY, ABSTRACT NO. 183, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 85.44 ACRE TRACT DESCRIBED IN DEED TO COTTONWOOD CREEK JDR, LTD RECORDED IN VOLUME 2457, PAGE 9 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



20.014 ACRES

(NO BUILDING OBSERVED)
REMAINING PORTION
CALLED 85.44 ACRE TRACT
COTTONWOOD CREEK JDR, LTD
VOL. 2457, PG. 9 OPR

- LEGEND:**
- = FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
 - R.O.W. = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - ⊗ = WATER VALVE
 - ⊕ = LIGHT POLE
 - ⊙ = FIRE HYDRANT
 - ⊖ = SANITARY SEWER MANHOLE
 - ⊕ = STORM DRAIN MANHOLE
 - ⊖ = SIGN
 - x— = BARBED WIRE FENCE
 - w— = WATER LINE
 - ww— = WASTE WATER LINE
 - e— = OVERHEAD ELECTRIC
 - t— = UNDERGROUND TELEPHONE
 - OPR = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - PR = PLAT RECORDS OF HAYS COUNTY, TEXAS

TITLE COMMITMENT:
TEXAS NATIONAL TITLE, INC.
OF NO.: T-143698
EFFECTIVE DATE: APRIL 19, 2021
ISSUED DATE: MAY 10, 2021

- SCHEDULE B**
- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
DOCUMENT NO. 2016-16008122, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (APPLIES)
 - THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
3. A RAW WATER PIPE LINE EASEMENT GRANTED TO GUADALUPE-BLANCO RIVER AUTHORITY AS DESCRIBED IN VOLUME 1511, PAGE 15 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (APPLIES AS SHOWN)
 - TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS: RECORDED: DOCUMENT NO. 2016-16008122, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (APPLIES)

- SURVEY REVISIONS:**
- REVISED ORIGINAL SURVEY TO FARNAM FRYE SURVEY, ABSTRACT NO. 183 - REVISION DATE 05/10/21
 - NEW TITLE COMMITMENT - REVISED CERTIFICATION - REVISED METES AND BOUNDS DESCRIPTION - SPOT ON SURVEYING SET ADDITIONAL PROPERTY CORNERS SINCE FIELD WORK WAS COMPLETED ON MARCH 29, 2021. REVISION DATE 05/21/21
 - REVISED BOUNDARY OF THE SURVEY TO CONTAIN 20.014 ACRES OF LAND.

- TABLE A ITEMS:**
- 1/2" IRON ROD WITH A CAP MARKED "HMT" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
 - NO ADDRESS ASSIGNED PER HAYS COUNTY APPRAISAL DISTRICT WEBSITE.
 - THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48209C0479F, DATED SEPTEMBER 02, 2005 FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS. ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN." THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
 - THE SUBJECT TRACT CONTAINS 20.014 ACRES.
 - THERE WERE NO BUILDINGS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
 - AS SHOWN ON SURVEY.
 - THE SUBJECT TRACT CONTAINS ZERO IDENTIFIABLE PARKING SPACES.

SURVEYORS NOTES:

- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.



TO:
CENTURY LAND HOLDINGS II, LLC, COTTONWOOD CREEK JDR, LTD, TEXAS NATIONAL TITLE, INC AND TITLE RESOURCES GUARANTY 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 1-4, 7A, 8 AND 9 OF TABLE A THEREOF.
FIELDWORK WAS PERFORMED ON 03/23/2022
DATED THIS 30th DAY OF April, 2022
DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600