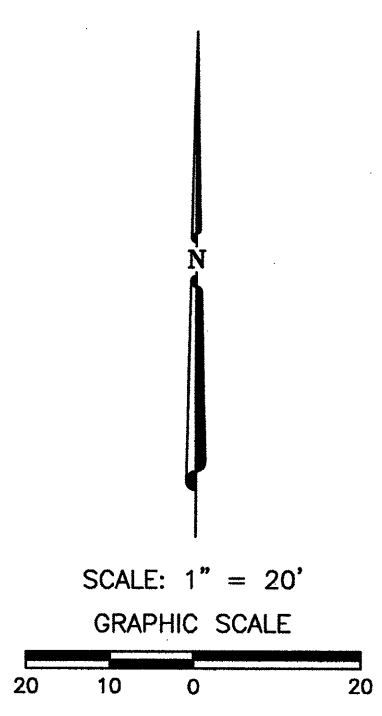
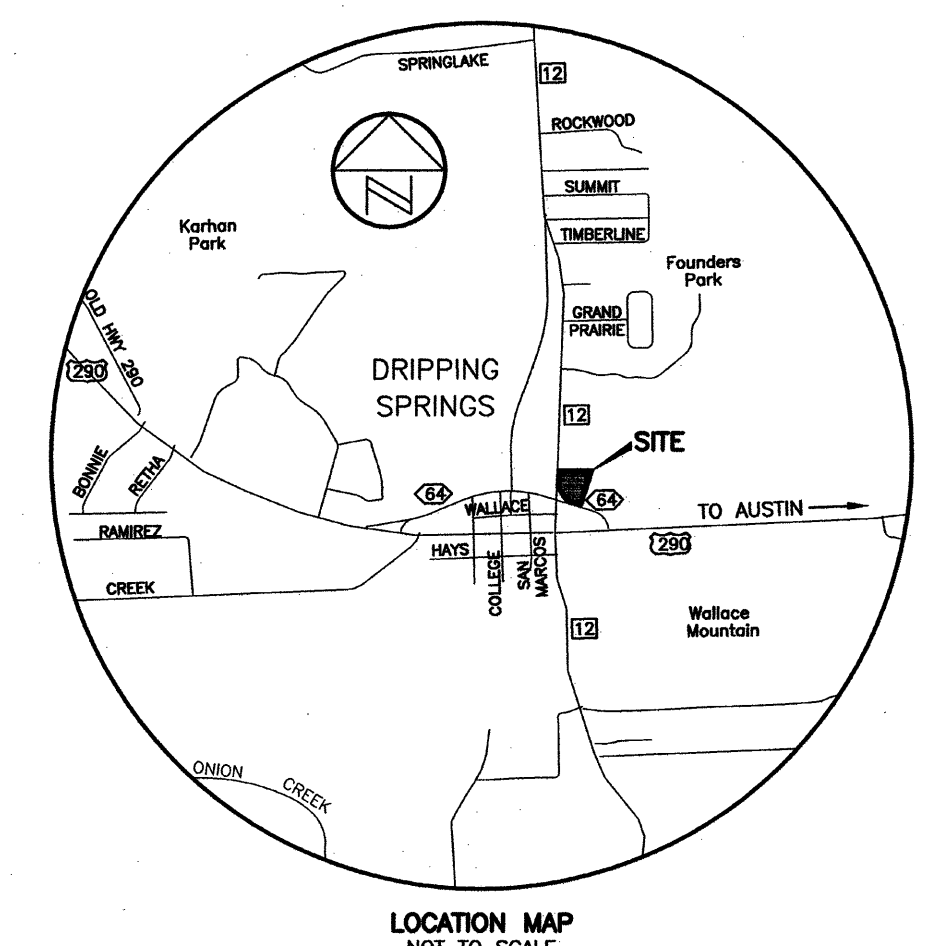




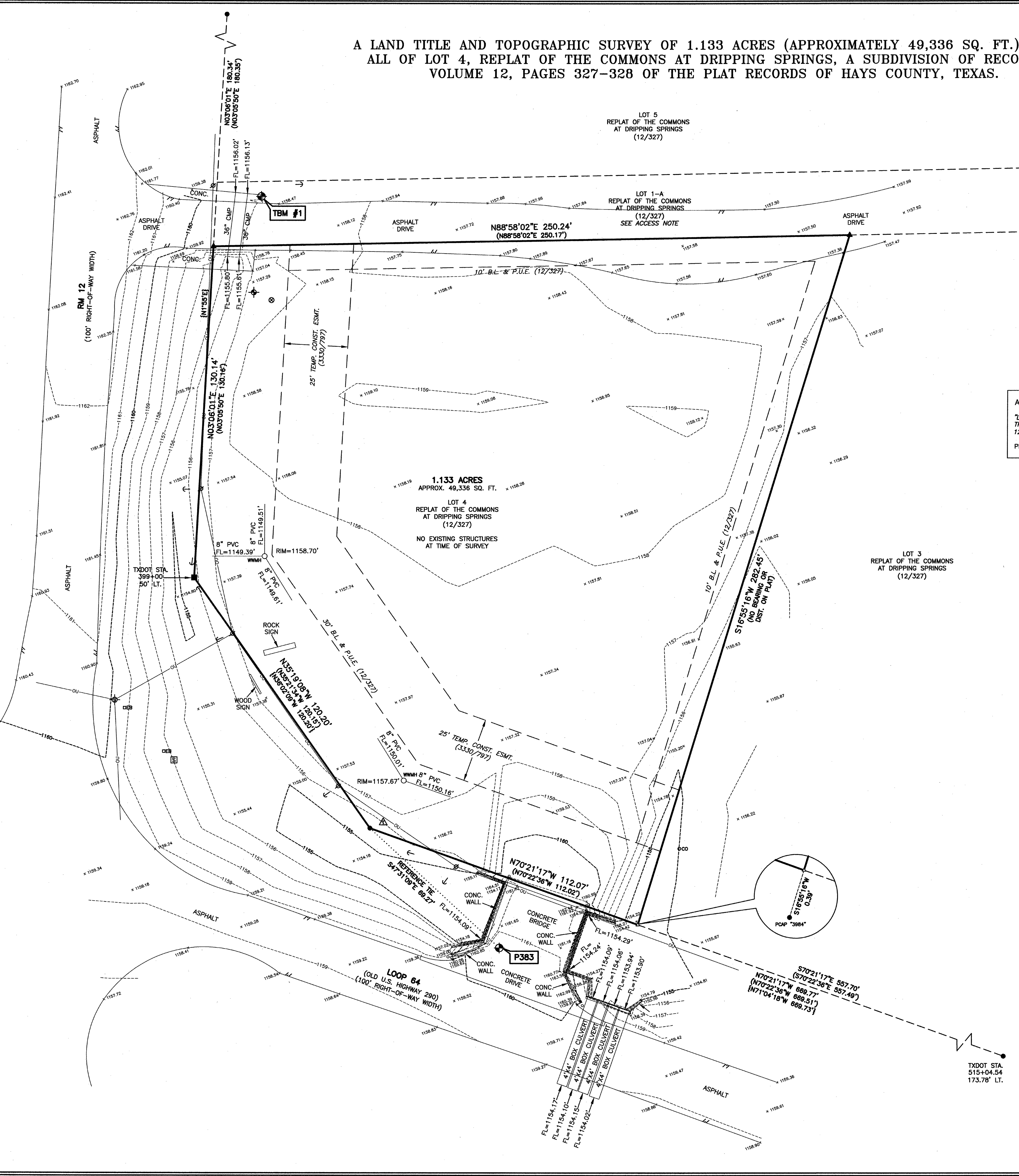
A LAND TITLE AND TOPOGRAPHIC SURVEY OF 1.133 ACRES (APPROXIMATELY 49,336 SQ. FT.), BEING ALL OF LOT 4, REPLAT OF THE COMMONS AT DRIPPING SPRINGS, A SUBDIVISION OF RECORD IN VOLUME 12, PAGES 327-328 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.



BENCHMARK INFORMATION:
 TBM #1: SQUARE IN CONCRETE NORTHEAST CORNER OF CONCRETE DRAINAGE STRUCTURE, ON THE NORTHSIDE OF THE ASPHALT ACCESS DRIVE +/- 27 FEET NORTHEAST OF THE NORTHWEST CORNER OF LOT 4.
 ELEVATION = 1158.85'
 VERTICAL DATUM: NAVD 88 (GEOID 09)

THIS IS A SURFACE DRAWING.
 CHAPARRAL CONTROL POINT "P383" SPINDLE WITH SHINER SET IN CONCRETE
 TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
 N 13982304.33
 E 2254973.54
 SURFACE COORDINATES:
 N 13983375.46
 E 2257146.44
 ELEVATION = 1160.78'
 VERTICAL DATUM: NAVD 88 (GEOID 09)
 COMBINED SCALE FACTOR = 0.99992340 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.00007680587 (FOR GRID TO SURFACE CONVERSION)
 SCALED ABOUT 0.0 TEXAS SOUTH CENTRAL ZONE 4204 THETA ANGLE: 0°26'50"

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - CONC. HIGHWAY MON. FOUND
 - ▲ MAG NAIL FOUND
 - △ CALCULATED POINT
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - ⊙ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ UTILITY POLE
 - ← GUY WIRE
 - OVERHEAD UTILITIES
 - ⊕ ELECTRIC PULL BOX
 - ⊕ TRAFFIC SIGNAL POLE
 - ⊕ SIGNAL BOX
 - ⊕ CLEANOUT
 - ⊕ WASTEWATER MANHOLE
 - BOLLARD
 - △ UNDERGROUND TELEPHONE MARKER
 - EDGE OF PAVEMENT
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () RECORD INFORMATION
 - { } RECORD INFORMATION FROM TYPOT MAPS



ACCESS NOTE:
 LOT 3, LOT 4, AND LOT 5 SHALL HAVE ACCESS ACROSS THE 25 FOOT WIDE STRIP OF LOT 1-A TO RANCH ROAD 12"
 PER RECORD PLAT (12/327)

TITLE COMMITMENT NOTE:
 COMMITMENT FOR TITLE INSURANCE PREPARED BY:
 First American Title Insurance Company
 Republic Title of Texas, Inc.
 G.F. No.: 10R21095 SJ8 Effective Date: 7/9/2010 Issued: 7/19/2010
 The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.
 Schedule "B" items contained therein and re-listed below were considered:
 1) Restrictive Covenants: Volume 12, Page 327-328, Plat Records of Hays County, Texas. --- Subject to
 10a) 30' building line and public utility easement located along the southerly and westerly property line and 10' building line and public utility easement located along the northerly and easterly property line as shown on the plat recorded in Volume 12, Page 327-328, of the Plat Records of Hays County, Texas. [3] --- Subject to, as shown
 10b) Terms, conditions, provisions, easements, restrictions, reservations and other matters contained in City of Dripping Springs Temporary Construction Easement dated 02/12/2008, filed 02/14/2008, recorded in Volume 3330, Page 797, Official Public Records of Hays County, Texas. [5] --- Subject to, as shown
FLOOD-PLAIN NOTE:
 The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48200105G, dated September 2, 2005, for Hays County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:
 CERTIFIED TO: FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for Guaranty Bank
 RIVERSIDE RESOURCES INVESTMENTS, LTD., a Texas limited partnership
 First American Title Insurance Company
 Republic Title of Texas, Inc.
 PROPERTY ADDRESS: RM 12 @ Loop 64, Dripping Springs, Texas
 DATE OF SURVEY: 7/29/10
 BEARING BASIS: Grid azimuth for Texas South Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).
 ATTACHMENTS: None
 I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.
 This survey was made substantially in accordance with the standards and conditions set forth for a Category II Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2008 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.
 Joe Ben Early, Jr. Date: 8/3/10
 Registered Professional Land Surveyor
 State of Texas No. 6016

PROJECT NO.: 229-015
 DRAWING NO.: 229-015-BASE
 PLOT DATE: 08/03/10
 PLOT SCALE: 1" = 20'
 DRAWN BY: JDB & JBE
 SHEET 01 OF 01

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 McCall Lane
 Austin, Texas 78744
 512-443-1724

Joe Ben Early, Jr.
 R.P.L.S. No. 6016

Drawing: P:\1416-001.dwg
 User: BCLP
 Last Modified: Feb 11, 15 - 17:24
 Plot Date/Time: Apr 29, 15 - 10:52:52