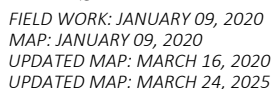


LOT 3B, BLOCK B, OF REPLAT OF LOTS 2A, 3A, AND 4A, OF AMENDED PLAT OF LOTS 1, 2, 3 AND 4, BLOCK B,
CARPENTER HILL, SECTION 1A, SUBDIVISION
INSTRUMENT NO. 24026985, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS

(R1) = DOCUMENT NO. 9808467, RECORDED IN VOL. 1407, PG. 815, O.P.R.H.C.TX.
(R2) = DOCUMENT NO. 90033451, VOL. 3799, PG. 426, O.P.R.H.C.TX.
(R3) = CARPENTER HILL, SECTION 1A, SUBDIVISION, INST. NO. 19021042, O.P.R.H.C.TX.
(R4) = AMENDED PLAT OF LOTS 1, 2, 3 AND 4, BLOCK B, CARPENTER HILL, SECTION 1A, SUBDIVISION, INST. NO. 20009828, O.P.R.H.C.TX.
(R5) = REPLAT OF LOTS 2A, 3A, AND 4 OF AMENDED PLAT OF LOTS 1, 2, 3 AND 4, BLOCK B, CARPENTER HILL, SECTION 1A, SUBDIVISION, INST. NO. 24026985, O.P.R.H.C.TX.
O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
P.R.H.C.TX. = PLAT RECORDS, HAYS COUNTY, TEXAS.
D.E. = DRAINAGE EASEMENT.
J.U.A.E. = JOINT USE ACCESS EASEMENT
L.E. = LANDSCAPE EASEMENT.
UP = UTILITY POLE.
P.U.E. = PUBLIC UTILITY, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT.
W.L.E. = WATERLINE EASEMENT



THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM NAD83, SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

GF NO.: 2510311-C ISSUED BY STEWART TITLE COMPANY ON JANUARY 24, 2025,
WITH AN EFFECTIVE DATE OF: JANUARY 14, 2025

TRACT 1: LOT 3B, BLOCK B, OF REPLAT OF LOTS 2A, 3A, AND 4A, OF AMENDED PLAT OF LOTS 1, 2, 3 AND 4, BLOCK B, CARPENTER HILL, SECTION 1A, SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD AS INSTRUMENT NO. 24026985, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

TRACT 2: EASEMENT ESTATE AS CREATED AND DESCRIBED IN THAT CERTAIN DECLARATION OF EASEMENTS DATED JUNE 25, 2019, RECORDED UNDER 19021881 AND AMENDED IN DOCUMENT NO. 19028877, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID ACCESS EASEMENT BEING OVER AND ACROSS PORTIONS OF LOT 4A, BLOCK B, OF AMENDED PLAT OF LOTS 1, 2, 3 AND 4, BLOCK B, CARPENTER HILL, SECTION 1A, SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD AS INSTRUMENT NO. 20009828, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND OVER AND ACROSS LOT 4B, BLOCK B, OF REPLAT OF LOTS 2A, 3A AND 4A OF AMENDED PLAT OF LOTS 1, 2, 3 AND 4, BLOCK B, CARPENTER HILL, SECTION 1A, SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD AS INSTRUMENT NO. 24026985, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

NO PORTION OF THIS SITE IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY N.F.I.P. FLOOD INSURANCE RATE MAP 48209C0260F, DATED SEPTEMBER 2, 2005, THIS TRACT FALLS WITHIN ZONE "X".
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

TO BLACK BOX STRATEGY, LLC, AND INDEPENDENT BANK, AND STEWART TITLE COMPANY, ITS AFFILIATES AND SUBSIDIARIES AND THEIR SUCCESSORS, NOMINEES, ASSIGNS AND GRANTEES.

_____, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, TSPS LAND TITLE SURVEYAND WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION, AND THAT SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THE MONUMENTS SHOWN HEREON WERE PROPERLY FOUND AND/OR PLACED UNDER MY SUPERVISION.

SCOTT A HAHN RPLS 6375 DATE
SPOT ON SURVEYING, INC.
614 JERRYS LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894
O: (512) 523-8092 / FAX: (512) 853-2220 /
E-MAIL: INFO@SPOTONSURVEYING.COM



VACANT LAND CARPENTER HILL DRIVE, BUDA, TEXAS 78610
HCAD PID: R202873

A) RIGHTS OF PARTIES IN POSSESSION. (OWNER TITLE POLICY ONLY)

B) RIGHTS OF TENANTS, AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AGREEMENTS. THIS EXCEPTION MAY BE DELETED OR LIMITED TO IDENTIFIED LEASES ON THE BASIS OF AN ACCEPTABLE AFFIDAVIT FROM THE CURRENT OWNER.

C) SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC., WHICH A SURVEY OR PHYSICAL INSPECTION OF THE PREMISES MIGHT DISCLOSE. (PLOTTED HEREON)

D) EASEMENTS AND BUILDING SET BACK LINES AS SHOWN ON PLAT RECORDED IN/UNDER COUNTY CLERK'S FILE NOS. 19021042, 20009828 AND 24026985, PLAT RECORDS OF HAYS COUNTY, TEXAS:
20' PUBLIC UTILITY, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT;
A PORTION OF 26' JOINT USE ACCESS EASEMENT AND DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE. (PLOTTED HEREON THE SHADED PORTION SHOWN WITHIN THE SUBJECT PROPERTY)

E) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN J.L. DODGEN AND PEDERNALES ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED AUGUST 5, 1953, FILED AUGUST 28, 1953, RECORDED IN/UNDER VOLUME 157, PAGE 54, DEED RECORDS, HAYS COUNTY, TEXAS.
(RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND)

F) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN FELLOWSHIP CHURCH SOUTHWEST AND THE CITY OF BUDA, BY INSTRUMENT DATED AUGUST 20, 2008, FILED OCTOBER 10, 2008, RECORDED IN/UNDER VOLUME 3500, PAGE 363, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(DOES NOT AFFECT)

G) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN FELLOWSHIP CHURCH SOUTHWEST AND THE CITY OF BUDA, BY INSTRUMENT DATED DECEMBER 15, 2009, FILED DECEMBER 30, 2009, RECORDED IN/UNDER VOLUME 3799, PAGE 426, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(PLOTTED HEREON)

H) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN CARPENTER HILL, LLC AND THE CITY OF BUDA, BY INSTRUMENT DATED SEPTEMBER 30, FILED OCTOBER 13, 2021, RECORDED IN/UNDER DOCUMENT NO. 21056418, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (TRACT 2)
(PLOTTED HEREON)

I) ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN DECLARATION OF EASEMENTS, RECORDED IN/UNDER DOCUMENT NO. 19021881, AS AMENDED IN DOCUMENT NO. 19028877 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

J) ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN DECLARATION OF EASEMENTS, RECORDED IN/UNDER DOCUMENT NO. 19021880, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

K) ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT, RECORDED IN/UNDER INSTRUMENT NO. 18005530, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

L) ALL CHARGES, LIENS, AND ASSESSMENTS PAYABLE TO THE CARPENTER HILL COMMUNITY ASSOCIATION, INC., INCLUDING THAT LIEN TO SECURE THE PAYMENT THEREOF, RECORDED IN/UNDER DOCUMENT NO. 20007792, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THIS LIEN IS SUBORDINATE TO ANY FIRST MORTGAGE/ DEED OF TRUST OF RECORD.

M) 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 INTERESTS THAT ARE NOT LISTED.

N) ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, 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 THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.